

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Campbell House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 684 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599093 mE/ 4131765 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of Margaret Street.

APN# 472-26-087

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne cottage designed by prominent local architect J. O. McKee has a raised, one-story, rectangular main mass with a moderately pitched hipped roof that features a front-facing pedimented gable over an angled bay window. The southwest front corner of the house is accented by a tall, slender, round turret with a witch's cap roof. The south side of the house steps out in plan with an angled wall detailed similarly to a bay window. As common for houses of this style, the eaves are moderate in depth and boxed, with integral wood downspouts. The main roof is covered in composition roofing, but the witch's cap roof is covered with bands of plain-cut shingles and fish-scale shingles; it is topped by a spherical finial. Typical v-groove siding clads most of the walls, but the bay window, turret, and gable ends are clad in shingles. The wide band of shingles between the turret windows is octagonal patterned; above the first-floor window height are fish-scale shingles, and in the gable end and at the upper band of the turret, the shingles are cut in a diamond pattern. At the apex of the gable end features a carved sunburst panel. An intermediate frieze band is supported on "L"-shaped carved brackets that flank the rectangular attic vent. A single, large corbel supports the northern corner of the bay window roof; it consists of heavy, curved timbers filled with spindling. Below the bay and turret windows is flat paneling.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1892, San Jose Daily Mercury, 114 years old.

*P7. Owner and Address:

GILBERT N. & ROSALIE R. MENDOZA
684 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

Campbell House

B1. Historic Name: Fred Campbell House

B2. Common Name: 684 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Frat/Sorority House

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence was constructed in 1892.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: J. O. McKee

b. Builder: A.N. Mills

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 14, Block 56 of the Reed Addition was constructed in 1892 by Fred and Mabel Campbell. Local well-known architect, J. O. McKee, designed the Queen Anne Cottage, and A. N. Mills was the building contractor. The house was constructed on a lot owned by Mabel's parents, Richard V. and Ella Deidrich. The Campbells moved to San Francisco just a few years after the house was constructed, in 1896, where he worked as a wholesale druggist. By 1901, the couple and their son Ralph had returned to their San Jose home where Fred worked as a special machinery agent. In later years, he worked as a travel agent. Mabel Campbell owned the house until at least the 1930s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and a rare extant example of the work of architect J. O. McKee. The building retains a fairly high level of integrity to its original form and detailing, although the front door has been replaced and modifications made to the porch. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

H. Foote, *Pen Pictures from the Garden of the World*, 1888.
 J.G. Guinn, *History of the State of California*, 1904.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
San Jose Daily Mercury, Building Notes, 7/27/1891.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose School District Map, c1930.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Campbell House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The house is trimmed by flat-boards at the corners, a dentilled frieze board under the eaves, and a watercourse band at the main floor level. Entry is through a front-gabled porch supported by tapered square columns. The porch pediment has an unusual diagonal shingle pattern that is broken up by a simple arrangement of flat boards in a square. The front door is slightly recessed into the wall; the flush door is a replacement. Fenestration generally consists of 1/1, double-hung windows; the bay window front has a single picture window with a 1-lite transom. The setting includes a modest-size front yard surrounded by a low concrete curb at the sidewalk; a modern wrought-iron fence surrounds the property. The parcel is directly south of Interstate Highway 280, elevated at this location.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 1S

Other Listings
Review Code

Reviewer

Date

Page 1 of 7 *Resource Name or # (Assigned by recorder): Ross-Steffani-Byron Houses

P1. Other identifier: 691 South Second St., 10 Margaret St.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 693 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599059 mE/ 4131640 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northwest corner of Margaret and South Second Streets.

APN# 472-26-082

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This property contains three nineteenth-century houses, now used collectively as a marriage and family counseling center. The corner house, facing South Second Street, is original to the site; the other two were moved from locations southwest of downtown San Jose. One of these relocated houses faces South Second Street and is to the north of the corner building. The other faces Margaret Street and is to the rear of the corner building. The setting includes landscape features such as trees, walkways, and a wrought-iron fence, all of which were a part of the site development when this complex was assembled in the 1980s. A carriage house that had been historically associated with the house at the corner was demolished as a part of the development.

The corner house, known as the Ross House, was listed on the National Register of Historic Places in 1982, prior to relocation of the two other houses to the site.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP13. Community center / social hall

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
Multiple dates, see DPR523b.

*P7. Owner and Address:

BILL WILSON MARRIAGE & FMLY
COUNSELING CENTER
3490 THE ALAMEDA
SANTA CLARA CA 95050

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Ross-Steffani-Byron Houses

B1. Historic Name: Lyman and Abigal Ross House, Stephani House, & George Byron House

B2. Common Name: 691-693 South Second St., 10 Margaret St.

B3. Original Use: Single family residential

B4. Present Use: Social Services Center

*B5. Architectural Style: Italianate, Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building at 693 South Second St. was constructed about 1878. The buildings at 691 South 2nd St. and 10 Margaret St. were constructed in the 1890s and relocated to this site in 1987 (CP87-08-055).

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1987

Original Location: 350 Provost Street, 316

*B8. Related Features:

Auzerais Avenue,

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Commercial

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Ross House - 693 South Second Street, c1878, Significance

The building located on Lot 16 of Block 62 of the Reed Addition appears to have been constructed about 1878. The first identified owners were Lyman and Abigal Ross who lived at the residence with their son, Oscar by 1880, although they were living in the San Jose area as early as 1870. Originally from Rhode Island, Lyman and Oscar were in business together as fruit dealers. During their ownership of the house, they took on boarders, Frank Barry, Deputy County Assessor and Joseph Clevenger, who worked as a clerk in the fruit store.

After 1900, it appears that Lyman and Abigal Ross sold their property to William E. Keith and moved out of San Jose. Their son, Oscar, continued to reside in San Jose at 840 13th Street. Keith, a physician from Vermont, rented out the house to various people but by 1920 he lived in the house with his wife, Mahala, and his doctor's assistant, Bessie Drake, as well as a servant. Mahala died by 1930 as Keith was listed as widow in the census and by 1935 he no longer lived at the residence. In 1935, Bill Kee, the manager of the National Dollar Store, occupied the residence. The National Dollar Store was owned by the Shoongs, a Chinese American family. Kee worked as the manager in the 1930s and 1940s and was an active spokesman in the Chinese community. He was one of the first Chinese to join the San Jose Rotary Club and the Shriners. His wife, Helen, was also a civic leader in San Jose and Oakland. Before marrying Bill Kee she was a teacher at San Jose State Teachers College (now SJSU).

(Continued on page 4, Continuation Sheet)

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1935-1941.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1870-1930
 Hom, Gloria. *Chinese Argonauts*, 1971.
<http://news.asianweek.com/news>
www.chcp.org/biowong.html
 National Register of Historic Places forms, 11/1/1981.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: NR (CO-INV) for Ross House, and None for the other two buildings.

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 7 *Resource Name or # (Assigned by recorder) Ross-Steffani-Byron Houses

* Recorded By F. Maggi & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Ross House - 693 South Second St. Description:

This east-facing, two-story corner building, designed originally as a house, is Italianate in style. It has a raised, asymmetrical, roughly rectangular main mass covered by a flat roof. The residence is accented by front- and side-facing concave octagonal Mansard roofs that top two-story angled bay windows. Special detailing that distinguishes the bay windows includes raised paneling below the lower windows, a shallow flat roof between the two levels, which is supported by carved Italianate brackets, and shaped architrave trim and a shaped window hood atop the upper windows. As standard for the style, the eaves are moderate in depth and boxed with integral wooden gutters. A prominent distinguishing feature is the series of carved Italianate brackets that accent the raised-panel frieze; smaller ones accent the porch frieze. The channel-rustic siding is trimmed by wide trimwork at the corners; the trim consists of raised panels and with central bulls' eyes. Fenestration on the front and sides of the house generally consists of 1/1 double-hung windows with a segmental arch upper sash. The window and door trim is flat boards with a heavy architrave surround; the windows have heavy flat hoods and apron blocks

Entry is through a one-story projecting porch that features a very low-slope gabled roof with a shallow balcony set into the roof. The porch has square posts that are trimmed with simple capitals and bases. The posts are set on pedestals that support the jigsawn flat-board balustrade. The simple spandrel beam is accented by curved corbels above each post; a row of fine dentils fills the space between the corbels. The front door has two arched lites and two low, square raised panels. The doorway is topped by a single-lite, segmental-arched transom. A second porch wraps the southwest rear corner of the house, facing Margaret Street. The setting includes a modest front and side yard bordered by a low concrete retaining curb and wrought-iron fence; access to the rear accessory structure is from an alley.

Steffani House - 691 South Second St. Description:

This east-facing Queen Anne style building, designed originally as a house, has a raised, two-story, rectangular main mass topped by a moderately pitched hipped roof. The curving front porch is topped by a curving balcony with a turned balustrade railing. A one-story bay window projects to the front of the house; it is covered by a mansard roof. Deep, boxed eaves feature gable returns with decorative brackets. The v-groove wood siding is covered by wide flat boards at the corners, and a watertable expresses the first floor level. The gable end is clad in fishscale shingles. Special detailing that distinguishes this house includes decorative trim at the eaves, decorative trim at the bay window and porch, and decorative window surrounds. The bay window features a large, square one-lite picture window topped by a multi-lite transom; the side windows have small upper sash and tall, narrow lower sash. The side mullions are fluted and support brackets which are integrated into the small mansard roof. The porch has turned posts that square-off at their bases and tops; these support the turned posts spandrel and low handrail. The posts rest on a low, solid railing. The closed pediment features a grid and button pattern that matches the main gable panel. Fenestration generally consists of 1/1, double-hung windows; however, there is a high, multi-lite accent window facing south, a small arched transom over the second floor paired window unit facing front, and arched upper sash within the side gables. A distinctive window is the large arched unit in the north dormer. The windows are cased with flat board heads and sides, accented by reeding and bull's-eye corner blocks, and the aprons are shaped. The setting includes a modest front yard with an iron fence at the sidewalk as well as redwood trees around the side of the house.

Byron House - 10 Margaret St. Description:

This south-facing Queen Anne style building, designed originally as a house, has a raised, two-story, rectangular main mass topped by a steeply pitched roof with gables front and rear. A large gabled dormer faces west on the left side of the building. The offset projecting front porch has a decorative recessed lattice pattern within the gable front, the receding roof places merging into the roof to the rear. As standard for the period, the eaves are moderate in depth and boxed; metal gutters are part of the more recent renovation. The v-groove siding at the first floor is trimmed by flat-boards at the corners and is segmented by a water table; the second floor is clad in crenellated shingles. A large window within the projecting front bay features a one-lite transom above; the side windows are matching one over one single hung sash. The side mullions are fluted and decorated with raised buttons and panels above and below the windows feature a band of reeding. Also above the windows is a wide frieze accented by pyramidal blocks. The bay sits under a shed roof that rises to the sill of the window couplet above. The porch has square posts that frame a spindled spandrel and turned railings below. Fenestration generally consists of 1/1, double-hung windows; however, there are multi-lite "Victorian" accent windows in the upper sash of the two windows at the side dormer, a detail that is reflected in the front door. Both the front and side upper windows are highlighted with a sunburst rising above the header trim. Window trim consists of flat boards with a simple apron. Recessed wood panels surround the front door which is recessed into the main front wall. The setting includes a modest front yard with an iron fence at the sidewalk; a driveway passes by the east side of the house leading to a sunken inner courtyard.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
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Trinomial

Page 4 of 7 *Resource Name or # (Assigned by recorder) Ross-Steffani-Byron Houses

* Recorded By F. Maggi & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 2, DPR523a, B10)

Bill and Helen's daughter, Gerrye Kee Wong is now a writer who specializes in Chinese American history. The Kee family eventually moved to Oakland and the residence at 693 South Second Street was used as the 'hospitality headquarters' for the American Hospitality house in the 1950s. In 1980 the house was renovated into offices and a studio.

The house is listed on the National Register of Historic Places due to its architectural significance. It is considered one of downtown San Jose's most distinguished examples of the Italianate style of residential homes from the 1870s. The house originally had outbuildings including a barn and a gazebo, which have since been demolished to make way for the other residences moved to the site in 1987 by the Housing and Neighborhood Development Department of the City of San Jose.

Steffani House - 691 South 2nd St. (historically: 350 Prevost Street), c1890, Significance:

This building was moved from 350 Prevost St. in a City of San Jose Housing & Neighborhood Development program. In 1987, a total of 13 historically significant houses from the Guadalupe-Auzerais Redevelopment Areas were moved to various locations throughout San Jose in an effort to avoid demolition of the buildings. The residence was originally located on Lot 11 of the Harron Subdivision at the corner of Prevost Street and Harron Street. The house appears to have been constructed about 1890. The first identified owners were Ellen Steffani of Irish descent, the widow of Joseph Steffani, and their five children. One of the children, Michael Steffani, was listed in the 1900 census as a 'ballplayer.' Most likely, Michael played semi-professional baseball for a small local league in San Jose. Throughout the United States small home leagues were formed as baseball rapidly gained popularity during the early 1900s. By 1909, the house was owned by Pio Taminelli, a Swiss-Italian, who worked as a real estate agent. He lived in the residence with his wife and four children. By 1920, the Taminelli family had moved out of the residence to a house on Almaden Road. By 1935, Mrs. Axie M Guinn, the widow of W. A. Guinn, and James and William Guinn were living at the residence along with Mrs. Emily Willis. By 1941, Grace V. Guinn owned the house and lived there along with W. G. French and his wife, Dorothy.

This residence contributes to the historic character of the Martha Gardens Conservation Area. Although not built or relocated into the area during its period of significance, the building's form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive Queen Anne design, retaining a high level of integrity to its original construction. Although relocated in 1987, it would appear to qualify for the National Register under Criterion C, and the California Register under Criterion (3).

Byron House - 10 Margaret St. (historically: 321 San Salvador, 316 Auzerais Avenue), c1890, Significance:

The building at 10 Margaret St. was moved from 316 Auzerais Avenue in the same City of San Jose Housing & Neighborhood Development program as the Steffani House described above. The residence was originally located on Block 1, Lot 4 of the Auzerais Addition and was located on West San Salvador Street which would eventually be changed to Auzerais Avenue. The residence appears to have been constructed about 1890. The first identified residents were George Byron who was a retired farmer from Scotland. He lived there with his wife, daughter and nephew. By 1909, Henry Kaler is listed as the owner of the property, however, it does not appear that he lived there. Kaler was a contractor/builder and may have been the original owner, renting it to both the Byron and Kaler families. In 1910, Thomas A. White, an Irish widower from Pennsylvania lived in the house with his three daughters. White was a mail clerk for the railroad. By 1920, White was living at the residence with his daughters and a son-in-law. He was working as a carpenter at that time. By 1930, White had moved out of the residence and in 1935, Patrice J Arnerich, Bernice Arnerich and Paul and his wife Eva lived in the house. Patrice was a teacher at Herbert Hoover Junior High and Bernice also worked as a teacher. By 1941, Carmelo and Maria Lombardo owned the house and lived there with other members of the Lombardo family including Carmen J, a construction worker, Connie E., a bookkeeper, Gaetano M, Louis F, Mary T, beauty operator, and Michael G, a barber.

This residence contributes to the historic character of the Martha Gardens Conservation Area. Although not built or relocated into the area during its period of significance, the building's form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive Queen Anne design, retaining a high level of integrity to its original construction. Although relocated in 1987, it would appear to qualify for the National Register under Criterion C, and the California Register under Criterion (3).

The complex as a whole is representative of excellence in residential architectural design from the nineteenth century, the individual buildings having a high level of integrity to their original design and have had a high level of maintenance and care. They represent important efforts in the 1980s by the City of San Jose and non-profit partners to preserve San Jose's historic architecture. The Ross House also has some significance for its association with the Kee family, who are known for their contributions to the community during the twentieth century. The complex appears eligible for designation as a City Landmark Site.

Photographs on following three pages:

Page 5, Ross House, 693 South 2nd St., view facing west, 3/06.
Page 6, Steffani House, 691 South 2nd St., view facing south, 3/06.
Page 7, Byron House, 10 Margaret St., view facing north, 3/06.

State of California - The Resources Agency
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Primary #
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* Recorded By F. Maggi & J. Kusz * Date 1/22/2007 ☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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DEPARTMENT OF PARKS AND RECREATION
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Page 7 of 7 *Resource Name or # (Assigned by recorder) Ross-Steffani-Byron Houses
* Recorded By F. Maggi & J. Kusz * Date 1/22/2007 ☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Moson-Edwards House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 694 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599096 mE/ 4131770 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast corner of South Second and Margaret Streets.

APN# 472-26-088

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing, two-story corner house is Italianate in style with some unusual Neo-Classical influences and some recent modifications. It has a raised, asymmetrical, roughly square main mass covered by a complex, moderately low-slope roof that includes a small two-and-one-half-story dormer that may have been added. Atypical for the style, so possibly modified, the house eaves are moderate in depth and open, not boxed; they have added metal gutters. The channel-rustic siding is trimmed by quoins at the corners. A distinguishing feature of the house is the wide frieze band that follows the pitch of the gables; they are slightly curved at the lower corners where they meet the quoins. The residence is accented by its prominent one-story front porch and two small bay windows. A front-facing gable tops a two-story projecting wing that extends into a one-story angled bay window at its base. The bay window includes raised paneling below the windows. The second distinctive bay window is a square, corner bay at the first floor; it cantilevers atop a series of jigsaw brackets and features stained glass transoms and round corner posts. Fenestration on the front and sides of the house includes a variety of forms and sizes of windows; most of the sash has been replaced by vinyl windows and aluminum sliders, but the casings appear original. The window and door trim consists of flat boards; to the north side, the windows have a deep cantilevered hoods. To the south side (facing Margaret Street), the second-story has no windows, but it features intermediate quoins, so window(s) may have been removed.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1878, tax assessments, 129 years old.

*P7. Owner and Address:

ALFRED E. PADULA
1408 SIETA CT
SAN JOSE CA 95118

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- ☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder)

Moson-Edwards House

B1. Historic Name: Moson House

B2. Common Name: 694 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Frat/Sorority House

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1878. Fire damage unknown date.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (2), (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lots 13 and 15 of Block 56 of the Reed Addition to the City of San Jose was constructed about 1878 by Ella Roberts Moson, wife of William T. Moson and daughter of John G. Roberts. The Mosens, who were farmers south of San Jose, appear to have had this as a second home and possibly used it as a rental as well. In 1891, the house was purchased by Henry W. and Alice (Hall) Edwards after their farmhouse south of San Jose burned. Edwards and his wife, followed by their son Wilbur J., occupied this house until the late 1920s. In 1930, the house was acquired by the Volunteers of America and operated as the Brandon Guest House, a women and children's shelter. Founded in 1896 by social reformers Ballington and Maud Booth, the Volunteers of America envisioned a movement dedicated to "reaching and uplifting" the American people. The group was particularly active during the depression, and this house appears to have been used by the Volunteers to give food and lodging to women in need, an activity that continued until at least the late 1960s. In recent years, a fire damaged a portion of the house.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style, and retains a fairly high level of integrity to its original form and detailing, although modified with replacement window sash and porch changes. The property would therefore appear to qualify for the California Registers under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880s-1890s.
 San Jose City Directories, 1880-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose News, Quiet Ones Must Speak Out, 12/28/1967.
 San Jose Tax Assessment Records, 1877-1882.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.
<http://www.voa.org/AboutUs/History/>

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Moson-Edwards House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The wide projecting porch features a very low slope hipped roof trimmed to look like a balcony. The roof is supported by heavy Tuscan columns that are fluted from their bases to an intermediate trim ring at just beneath half their height. The columns are set on low, almost cubical, pedestals. The current balustrade is taller than the pedestals and higher than the adjacent window sill and appears to be a replacement; it consists of heavy turned balusters and a heavy cap rail. An unusual series of pickets and corbels is suspended from the porch ceiling; it acts as a spandrel but is separate from the columns. The double-wide front door is topped by a pair of stained-glass transoms. A second-story balcony faces Margaret Street; it has modern metal railings. The setting includes a modest front and side yard bordered by a low concrete retaining curb and modern wrought-iron fence; access to the rear accessory structures is from an alley.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Schultz House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 706 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599101 mE/ 4131632 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southeast corner of South Second and Margaret Streets.

APN# 472-17-064

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This large three-story multi-family residential building designed by prominent local architect Charles S. McKenzie is prominently located on a corner lot. It has a steeply pitched cross-gabled roof with Tudor-Revival-style facade. The residence is clad in wood shingles and stucco with false half-timbering in the gable ends and a wide frieze under the gable. A water table wraps the building below; beneath this line the walls are clad with beveled wood siding. A substantial porch entryway is located on the east elevation (facing South Second Street). This porch is supported by two full-height piers covered in shingles which support a second-story balcony. This balcony features a pattern of half timbering in the solid balustrade between the piers. The bottom of the balustrade creates a low triangular arch. At the first floor, the porch is surrounded by a low solid wall, the porch is accessed by a set of concrete steps with a turned post railing. A multi-pane wood door is placed asymmetrically on the facade. Fenestration consists of a variety of window types, including tripartite windows on the front and side facade. These windows consist of a fixed large picture window flanked by two smaller, single-hung windows. These units are topped by transom windows with a small multi-lite pattern. Other windows on the building are 1/1 double-hung windows and paired twelve-lite casement windows in the gable ends. All windows frames and sash are of wood. A large brick chimney is located at the rear of the building. A wood fence surround the rear yard and parking is only available on the street. The front is landscaped with lawn with a concrete path that leads to the porch entrance.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1916, city directories, 91 years old.

*P7. Owner and Address:

DONAHUE TRUST
935 GLENHILL DR
FREMONT CA 94539

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Schultz House

B1. Historic Name: Helen Schultz House

B2. Common Name: 706 South Second St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The apartment building was constructed in 1916.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Charles S. McKenzie

b. Builder: P.T. Jorgenson

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The four-unit apartment building located on the north half of Lot 2 of Block 57 of the Reed Addition was constructed in 1916 by Helene Schultz, daughter of earlier property owner Charles H. Schultz. The building cost approximately \$5,000. Helene, a schoolteacher, was later married to George C. Payne. Helene Payne owned the property until at least the 1930s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Tudor Revival style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose School District Maps, c1930.
 San Jose City Directories, 1890-1926.
 Santa Clara County Great Registers, 1892-1896.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or # (Assigned by recorder): Vacant lot - 707 S. 2nd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 707 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599086 mE/ 4131612 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southwest corner of South Second and Margaret Streets.

APN# 472-17-092

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This property is a vacant lot.

*P3b. Resource Attributes: (List attributes and codes) None

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing south, 11/06

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both
n/a

*P7. Owner and Address:

Griffin Family Trust
PO Box 320065
Los Gatos, CA 95032

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5S

Other Listings

Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Stansbury House

P1. Other identifier: 677 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 712 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599109 mE/ 4131623 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of Margaret Street.

APN# 472-17-063

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing house is Italianate in style. It has a slightly raised, two-story, rectangular main mass that offsets in plan to the rear and then drops to one story. It is covered by a flat roof accented by deeply overhanging eaves. On the north side of the front façade is a two-story angled bay window; on the south side is the front entry stoop with a window above. A square bay window faces north. Special detailing that distinguishes the bay window includes raised paneling below the lower windows, a concave Mansard roof between the two levels, which is supported by paired, carved Italianate brackets, and flat trim accented by thin pilasters at the angled corners. The front door is protected by a cantilevered arched pediment, supported on corbels. The typical Italianate brackets have been removed from the eave frieze; gaps in the trim indicate where they had once been located. The channel-rustic siding is trimmed by quoins at the corners. Fenestration on the front and sides of the house generally consists of 1/1 double hung windows with a segmental arch upper sash. The window and door trim is flat boards with an architrave surround; the windows have heavy segmental arched hoods. The front door has been replaced, but the opening includes a segmental arched transom. The front steps are concrete with piperail handrails. No basement-level windows are visible beneath the simple watertable, and the house appears to be set on concrete foundation. The setting includes a modest front yard surrounded by a low concrete retaining curb; a driveway passes the house to the north.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1879, assessment books, 128 years old.

*P7. Owner and Address:

ANGELA MACIEL
712 S 2ND ST APT B
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

Stansbury House

B1. Historic Name: Emily A. Stansbury House

B2. Common Name: 712 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1879.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Appears to be an original outbuilding at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 2 of Block 56 of the Reed Addition was constructed about 1879. The first identified occupant of the house was Emily A. Stansbury, born in Kentucky in about 1824, and her two daughters, Lelia and Emily. Emily was the widow of physician William Stansbury, a native of Maryland. Living in the household was Emily's nephew George R. Griffith, also a physician born in Maryland in 1837, and his children William P., Charles, and a daughter M. Griffith. By 1882, the house was lived in by early area pioneer, Capt William M. Lubbock. By 1889-90, the house was again occupied by Charles M and William P. Griffith, former occupants of the house in the early 1880s. By 1892, the house was owned by Charles Heronymous Schultz, a music teacher, and his wife Catherine. William P. Griffith was living in the household again in 1897, so there must have been as yet undermined relationship between the Griffith and Schultz families. The house was still owned by Catherine Schultz in 1909, but was used as a rental. The Schultz's daughter Helene, resided in the apartment built next door at 706 North Second, which she had built in 1916. By 1924, Maggie Caspers owned the property; and by 1930, carpenter Edwin Sparks and his wife Lillian owned the house.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style, and retains a high level of integrity to its original form and detailing, with slight changes at the entry. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose Assessor's Block Books, 1880s-1890s.
 San Jose City Directories, 18780-1930.
 San Jose School District Maps, c1930.
 Santa Clara County Great Registers, 1892-1896.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1870-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 718 S. 2nd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 718 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599118 mE/ 4131606 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of Margaret Street.

APN# 472-17-062

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Modern stucco apartment building has a hipped roof with a shallow boxed eave. Two open garage bays project from the front of the building. This one-story garage is covered by a shed roof. The windows have been replaced by vinyl sash and trim. The only ornamentation on the building is an applied brick veneer which surrounds the garage bay; the center of the garage opening is supported on a thin post. The entire site has been paved with concrete.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both

Constructed 1959, building permit, 48 years old.

*P7. Owner and Address:

RONALD K. LEE
PO BOX 60756
SUNNYVALE CA 94088

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 718 S. 2nd St.

B1. Historic Name: None

B2. Common Name: 718 South Second St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1959 (BP #031683).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Modern apartments over a three car garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This parcel contains a 5-unit apartment building constructed in 1959. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Building Permits

(Sketch Map with north arrow required.)

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Banta House

P1. Other identifier: 716 and 718 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 720 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599131 mE/ 4131594 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of Margaret Street.

APN# 472-17-061

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story Neoclassical residence has a steeply pitched hipped roof with hipped dormer centered in the front. The roofing is composition shingles. The wood-framed building is clad in tri-beveled drop siding. The dormer has a fixed window with a diamond pattern. The front contains the original front door and a secondary door as well. The porch has square columns that are joined together near the base with a railing with cross-bracing details ("clathri" pattern). Located at the west side of the front facade is an angled bay with a large fixed window topped by a transom, this window is flanked by single-hung windows on the sides, also with transoms. The transom windows have diamond pattern panes to match the dormer window. One-over-one, double-hung wood-framed windows are typical on other parts of the building, and a chimney is present at the rear of the building.

The site is moderately landscaped with a white plank fence surrounding the house. A smaller one-story dwelling is located at the rear of the property. This was not accessible for viewing. A concrete path leads to the front porch steps, which are wood.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1904, directories,
103 years old.

*P7. Owner and Address:

SANDRA HENSHEL JOZEFOWICZ
1702 H MERIDIAN AV PMB 289
SAN JOSE CA 95125

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Banta House

B1. Historic Name: Arthur C. Banta House

B2. Common Name: 720 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed about 1904.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Appears to be an original two car garage located on the alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 3 of Block 57 of the Reed Addition to San Jose appears to have been constructed about 1904 by owner Arthur C. Banta. Banta was the owner of Banta's Cycle Express. Between 1913 and the late teens, Charles A. Orbsby, a shirt manufacturer, owned the property. The house was owned by Hazel M. Swain, by 1924 and she continued to own the property until at least 1930.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose Assessor's Block Books, 1880s-1890s.
 San Jose City Directories, 1874-1930.
 San Jose School District Maps, c1930.
 Santa Clara County Great Registers, 1892-1896.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1870-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Bryan House

P1. Other identifier: 682 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 721 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599080 mE/ 4131606 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street south of Margaret Street.

APN# 472-17-022

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

The residence is Folk Victorian in style, simple in shape and form, and covered with channel rustic drop siding. One red brick chimney pierces the front-gable roof. A flat roof covers the "L"-shaped porch on the front facade; the porch is recessed into the side. The roofing consisting of composition shingles. The porch is supported by thin, chamfered posts which rest on the porch floor. Enclosing the porch is a low balustrade with turned posts. The original windows are extant on this house; they are narrow one-over-one, double-hung windows surrounded by original trim. The front door was obscured by a security grate door but features a transom. Another door is located at the end of the wraparound porch which also has a transom. A small fixed window, most likely not original, is located in the apex of the gable. All of the windows on this facade have wood sash and frames.

The site has modest landscaping and is mostly surrounded by trees. Concrete steps with a new metal railing lead to the front porch. A short retaining wall separates the yard from the sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1879, assessments,
128 years old.

*P7. Owner and Address:

HUGO M. & JOSE M. CERVANTES
802 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Bryan House

B1. Historic Name: Thomas and Mary Bryan House

B2. Common Name: 721 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1879.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Appears to be a one-car garage located at the alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at on the south half of Lot 4 of Block 63 of the Reed Addition appears to have been constructed about 1879. The first identified owners were Thomas and Mary Bryan who were living in the house by 1880. Bryan listed his occupation as a coppersmith and later a capitalist. By 1884, the house was owned by Florella a language teacher. Later owners included Kate M. Kennedy (1909), Pierre Dansreau between about 1913 and 1929. By 1930, Johanna Bache owned the property, selling to Louise Scanlan. By the late 1930s until 1950, Mrs. M. A. Cervantes was the owner.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880s-1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or # (Assigned by recorder): Blake Bros. Electrical Fixture Shop
P1. Other identifier: 726 and 730 S. 2nd St. (two buildings)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 726-730 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599139 mE/ 4131590 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of Margaret Street.

APN# 472-17-060

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This property consists of two structures, addressed as 726 and 730 South 2nd Street. The following descriptions present the buildings individually:

726 South 2nd Street description: This west-facing Italianate house has a slightly raised, one-story main mass topped by a moderately pitched gabled roof. The residence occupies half of the parcel. The recessed porch includes Craftsman detailing with a square column supporting a trellis with flared beams. Special detailing that distinguishes this house includes the eave returns at the gable end and the series of carved Italianate brackets that wrap the main eaves. The house is clad in channel-rustic siding, and the corners are trimmed with raised wood quoins. Fenestration on the house generally consists of new vinyl siding windows which have been inserted into the original window openings and some of the windows are covered over with wood paneling. A brick chimney is located the south side of the house. The setting includes a shallow front yard.

(Continued on page 3, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 2/07

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed in 1879 and 1911,
city directories.

*P7. Owner and Address:

DIEN PHUC TRUONG
726 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, J. Kusz, & C. Duval

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Blake Bros. Electrical Fixture Shop

B1. Historic Name: Blake Bros.

B2. Common Name: 730 South Second St.

B3. Original Use: Commercial

B4. Present Use: Religious

*B5. Architectural Style: Egyptian Revival and Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

Two primary buildings and one accessory building on lot. House constructed in 1879, while the commercial building to the south was constructed 1911.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Modified carriage house at rear at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commerce

Area: Martha Gardens Planned Community

Period of Significance: 1911

Property Type: Institutional

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

Significance:

Blake Bros. Electrical Fixture Shop
730 South Second St., c1911

The building located on the south half of Lot 6 of Block 57 of the Reed Addition to the City of San Jose was constructed in 1911 by the Blake Bros (Frank and Jack Blake) for use as their showroom for their lighting fixtures. Prior to construction of this building, the brothers had been operating a shop on South First Street. In 1911, Paul Cambiano went to work for Blake Bros; and in 1919, he purchased the business, operating his Art Fixture Shop at this location until his new building at 798 South Second was constructed in 1928. Lydia M. Blake, Jack's wife, continued to own the property until at least 1930. By the early 1930s, the property was owned by Ignatius Rancadore & Al Alameda and was used as their mortuary until the mid-1940s. By 1950, the Pentecostal Church of God was operating out of this building.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) HP16. Religious building

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
San Jose Building Permit, 9/22/1911.
San Jose City Directories, 1910-1950.
Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
Sawyer, E., History of Santa Clara County, 1922.
Thomas Block Book, Third Ward, 1924.
U.S. Population Census, San Jose, 1910-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 6 *Resource Name or # (Assigned by recorder) Blake Bros. Electrical Fixture

* Recorded By F. Maggi, J. Kusz, & C. Duval

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

730 South 2nd Street description: This stucco Egyptian Revival building is one-story in height and rectangular in shape occupying half of the parcel. The front of the building features an Egyptian-style false front facade with battered sides that slope up to a overhanging double cornice at the flat roof. The facade is attached to a Neoclassical style structure to the rear. An addition constructed circa 1950 is also attached at the rear of the Neoclassical structure, extending the building to the rear alley.

A pair of wood doors provide entrance to the building; these are covered with an articulated overhang which is supported by curved wood brackets. Two fixed windows flank the double doors; these are currently both protected with plywood on the interior. The doors and windows have standard recessed stucco moldings.

There is little landscaping and a metal chain-link fence surrounds the property.

(Continued from page 2, DPR523b, B10)

Significance:
A. A. Gaston House, c1879
726 South Second Street

The house located at on the northern two-thirds of Lot 6 of Block 57 of the Reed Addition appears to have been constructed about 1879. The first identified owners were Andrew A. Gaston, a dentist, and his wife Anna. Gaston was the son of early San Jose attorney Henry A. Gaston, who lived for a time in a house formerly located just north of this property. By 1900, the house was still occupied by Anna Gaston and her daughter Gertrude. In 1909, the house was owned by Albert Mills, and a few years later by the Blake Bros. (Frank and Jack Blake). Frank T. and Lillian Blake lived in the house and an ancillary business building was built on the property to the south of the house that served as the Blake Bros, Lighting Fixtures shop. Lydia M. Blake, Jack's wife, continued to own the property until at least 1930, using the house as a rental by at least 1920. By about 1930, it was owned by Ignatius Rancadore & Al Alameda and was used as rental property.

EVALUATION

The property, although no longer residentially used, contributes to the historic character of the Martha Gardens Conservation Area; the form and detailing of the two buildings, although modified somewhat, maintains integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

Photographs on the following pages:

Page 4: 726 South Second St., view of facade facing east
Page 5: 730 South Second St., view of facade facing east
Page 6: rear of site from alley, view facing west

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 6 *Resource Name or # (Assigned by recorder) Blake Bros. Electrical Fixture
* Recorded By F. Maggi, J. Kusz, & C. Duval * Date 1/22/2007 ☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 6 *Resource Name or # (Assigned by recorder) Blake Bros. Electrical Fixture
* Recorded By F. Maggi, J. Kusz, & C. Duval * Date 1/22/2007 ☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 6 *Resource Name or # (Assigned by recorder) Blake Bros. Electrical Fixture
* Recorded By F. Maggi, J. Kusz, & C. Duval * Date 1/22/2007 ☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Peterson House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 727 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599093 mE/ 4131585 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street south of Margaret Street.

APN# 472-17-023

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Neoclassical residence is one story in height and has a rectangular footprint. The building is topped by a hipped roof with a hipped dormer centered in the front roof section, all covered with composition shingles. The walls are covered with dual-bevel wood siding and a watercourse runs just under the windows from the side of the corner bay window to the front porch. The walls of the dormer are painted wood shingles. A recessed porch is located at the south corner of the building, and approached from a set of wood steps with new metal railing painted black. The porch is supported by Tuscan columns which rest on a solid balustrade covered with dual-bevel wood siding. The original glazed, wood door is located on the porch. A square wraparound bay is located at the northeast corner of the building with single-hung windows topped by leaded transoms above; the bay is topped by a bell-cast roof with exposed rafter tails. Multiple brackets support the cantilevered bay. Fenestration consists of single-hung windows with single-pane transoms with leaded glass in a diamond pattern and a fixed diamond pattern lite in the dormer. To the north of the front porch on the front facade is a carved quatrefoil window with applied wood ornamentation surrounding the carved trim. All windows have wood frames and sash.

The setting is single family residential with simple landscaping. A small concrete retaining wall encloses the yard. On one side of the yard a white picket fence is located on top of the retaining wall.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1906, city directories, 101 years old.

*P7. Owner and Address:

ALLEN WONG
107 CAMPANULA PL
LOS GATOS CA 95032

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Peterson House

B1. Historic Name: Peter Peterson House

B2. Common Name: 727 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house appears to have been constructed about 1906.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Appears to be an original one car garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at on the north half of Lot 5 of Block 63 of the Reed Addition and appears to have been constructed about 1906. The first identified owner was Peter E. Peterson, a Swedish rancher. The Petersons occupied the house until at least 1910. Later owners, included R. M. and Nana J. Moore in the 1920s, and by 1930, Arthur A. Fay.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1905-1926.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1910-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or # (Assigned by recorder): Vacant lot - 735 S. 2nd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 735 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599102 mE/ 4131577 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street south of Margaret Street.

APN# 472-17-024

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This property presently consists of a vacant lot.

*P3b. Resource Attributes: (List attributes and codes) None

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing southwest, 3/06

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both

n/a

*P7. Owner and Address:

ANDRANIK R. & VICTORINA A. KARAM
7120 GLENVIEW DR
SAN JOSE CA 95120

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- ☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Goeddel House

P1. Other identifier: 685 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 738 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599144 mE/ 4131581 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of Margaret Street.

APN# 472-17-059

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Neoclassical residence is one story with a side-gabled roof and a projecting flat-roof porch. The roof is covered in composition roofing and the roof has slightly overhanging boxed eaves. The main mass of the house, clad in channel rustic siding, has a rectangular footprint with a full-width front porch. Tuscan columns sit on the low, solid porch railing which is covered by channel rustic siding. A wood paneled front door is located on the south side of the porch. Fenestration includes large fixed windows with multi-lite transom windows and 1/1 double-hung wood windows. The front porch is accessed by replacement concrete steps with a new metal railing.

The setting includes a simply landscaped front yard with two large juniper trees. A short retaining wall constructed of concrete and brick topped by a wrought-iron fence encloses the yard.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 5/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1876, city directories, 131 years old.

*P7. Owner and Address:

ENRIQUE & MARIA E. & MANUEL E. CISNEROS
738 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Goeddel House

B1. Historic Name: Mrs. Mary H. Goeddel House

B2. Common Name: 738 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1876.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 7 of Block 57 appears to have been constructed by 1875. The first identified owner was Mrs. Mary H. Goeddel, a widow, who was a dressmaker. By 1880, the house was owned by carpenter John H. Nikirk, a carpenter, and his wife Jennie. Between 1882 and 1891, Frank Waidless owned and occupied the house. Between 1894 and 1902, John Standley, a painter, rented the house. In 1909, Alexander Roberts, co-proprietor of the Williamson & Roberts saloon on First Street, acquired the property. Alex and his wife Mary occupied the house until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 San Jose City Directories, 1876-1950.
 San Jose Tax Assessment Records, 1874-1882.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Breeden House

P1. Other identifier: 741-743 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 743 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599114 mE/ 4131564 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street south of Margaret Street.

APN# 472-17-025

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story multi-family residence has a roughly square footprint. It is Neoclassical in style, with an angled bay window and a partially recessed porch at the front façade. The roof is hipped and is covered with composition shingles and features flared exposed rafter tails. The house is clad in tri-bevel wood siding. At the north end of the front facade, the one-story porch projects under a bell-cast hipped roof with exposed rafter tails; the roof is covered with composition shingles. The porch roof is supported by wide, square wood posts with simple capitals. The porch has a solid balustrade that is covered with stucco. Recessed under the porch is a pair of doors. Brick stairs provide access to the porch and front doors. South of the porch is the bay window; each face of the bay has a single-hung window and transom. Each transom has leaded glass in a diamond pattern. On the second floor there is one three-part wood window. The tripartite window has a fixed multi-lite window flanked by two 1/1 double-hung windows. The other window on the second floor is placed over the porch and is 1/1 double-hung in configuration. All of the windows have wood sash and trim.

The setting is single family residential with simple landscaping. A small concrete retaining wall topped by a metal and wood fence encloses the yard. A driveway is located south of the house.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1904, city directories, 103 years old.

*P7. Owner and Address:

MARIANO VICTOR
741 & 743 S SECOND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Breeden House

B1. Historic Name: Breeden House

B2. Common Name: 743 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1904.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A car port is located at the alley.

B9a. Architect: Unknown

b. Builder: E. L. Wolfe

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the southern two-thirds of Lot 8 of Block 63 of the Reed Addition to the City of San Jose was constructed in 1904 by Jacob Crider. Crider apparently built the house as a spec house, and hired E. L. Wolfe as the contractor. The home was soon sold to William W. Breeden, a manager at Hoback & Crider's real estate and insurance business. The Breeden family lived at this address until the mid 1920s. By 1928, the house was owned by Rev. Jacob Schneider, although he and his wife Lucy didn't take up residency until about 1932. Members of the Schneider family were still living at this address until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

G. Espinola, Personal communication with C. Duval regarding possible architect, 2006.
 F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1903-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 San Jose Mercury 5/1/1904.
 San Jose School District Maps, c1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1910-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): DeLacy-Walt House

P1. Other identifier: 687 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 744 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599152 mE/ 4131656 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of Margaret Street.

APN# 472-17-058

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Neoclassical residence is one-story in height and has a rectangular footprint. The building is topped by a hipped roof with small front facing gable in the center of the roof. The roof is covered with composition shingles and has overhanging boxed eaves. The walls are covered with channel rustic wood siding. A large wrap-around porch on the front facade is approached by a set of concrete steps. The porch is supported by Tuscan columns which rest on a solid balustrade covered with wood siding. A new paneled wood door is located on the front porch. Fenestration consists of 1/1 double-hung windows, a fixed leaded window in a lozenge pattern on the front porch and a multi-lite horizontal window in the centered gable. All windows have wood frames and sash.

The setting is single family residential with simple landscaping. A brick retaining wall with brick piers topped by a metal fence surround the residence.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1880, city directories, 127 years old.

*P7. Owner and Address:

RAMIRO LECHUGA
744 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder)

DeLacy-Walt House

B1. Historic Name: Hugh A. DeLacy House

B2. Common Name: 744 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1880. Remodeled early 1900s.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new two-car garage is located at the alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 7 on Block 57 of the Reed Addition to the City of San Jose appears to have been constructed about 1880. The first identified owner was Hugh A. DeLacy whose various occupations included Sheriff, detective, and newspaperman. Hugh was the son of Steven DeLacy owner of the *Morning Times*. Hugh DeLacy founded *Evening News* in 1883, while he was living at this address. By 1889, John and Mary Walt were the owner occupants of this house. Walt was a blacksmith (Walt & Son) at 635 South First St. Various members of the Walt family owned and lived in the house until the early 1940s. By the late 1940s, F. A. Jenson was the owner.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose City Directories, 1878-1950.
 San Jose Tax Assessment Records, 1880-1882.
 Sawyer, E., *History of Santa Clara County*, 1922.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 751 S. Second St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 751 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599123 mE/ 4131556 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of East Virginia Street.

APN# 472-17-026

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Modern apartment building is rectangular in shape with two narrow rectangular bays that are separated by a central courtyard. The apartment building features a cantilevered top floor that creates a front car port on the lower level. The cantilevered section is supported by slender metal posts and heavy beams. The flat roofs extend inwards creating a extended eave above the central circulation balconies. The front facade of the apartment building is sheathed in wood shingles between vertical posts that extend from the cantilevered beams to the wide coping trim. The remainder of the building is covered in stucco. Entrance to the apartments are through the narrow central courtyard, and access to the second story is via thin concrete stairs in the center of the building. A small balcony visually bridges the two bays of the building. Fenestration consists of aluminum sliding windows. The site is paved over in concrete to create a driveway under the cantilevered section of the building. No other landscaping is apparent.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, 3/06

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both

Constructed 1964, building permit, 43 years old.

*P7. Owner and Address:

BRADLEY M. DRYAN
PO BOX 1958
SAN ANSELMO CA 94979

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 751 S. Second St.

B1. Historic Name: None

B2. Common Name: 751 South Second St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1964 (BPs #044114 and #044220)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Sidney Margales

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The parcel contains a 16-unit apartment complex constructed in 1964 by owner/contractor Sidney Margales. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Building Permits

(Sketch Map with north arrow required.)

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 4S

Other Listings

Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Allison House

P1. Other identifier: 689 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 752 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599165 mE/ 4131544 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of East Virginia Street. APN# 472-17-057

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

The framework of a historic structure may remain underneath the current exterior finishes of this house, but it is not clear whether this house is the same one shown at this location prior to 1915. The footprint of the historic house is very similar to the current configuration and location, but it could have been either replaced or remodeled. This property has been modified to an extent that it no longer represents its original design or associations.

The raised, one-story existing house has a simple front gabled roof with exposed rafter tails and applied metal gutters. Its T1-11 plywood siding is accented by aluminum windows with narrow trim, and cellar windows are visible at the pony wall. The front porch is full width, with 4x4 posts supporting the corrugated metal roof, and a simple balustrade. A double-wide French door serves as the main entry. The setting includes a deep front yard that has been paved entirely in concrete; it is surrounded by a wrought iron fence with block pillars.

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1877, assessments,
130 years old.

*P7. Owner and Address:

LUONG GIAC DING
752 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Allison House

B1. Historic Name: Mary E. Allison House

B2. Common Name: 752 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed about 1877. Exterior siding, trim, and window replacement, date unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A carport is located at the alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at 752 South Second Street appears to have constructed about 1877. The first identified owners were William DeWitt and Mary E. Allison. Allison was a jeweler, watchmaker, and optician with well-known pioneer jeweler Jackson Lewis. By 1879, Allison had taken over Lewis's jewelry business. The Allisons, followed by their daughter Camille, Camille's husband William D. Fogerty, and son William D. Allison occupied this house until well into the twentieth century.

The existing San Jose Historic Resources Inventory identifies this house as a Western False Front design. When surveyed in 1977, the property was owned by Eddie & Evelyn Zarate. It was also listed in the Santa Clara County Heritage Resources Inventory in 1979. From 1978-1980, the Zarates applied for electrical and foundation upgrade permits for the property. In 2005, the property was identified by the City as a legal non-conforming residential use. The use that same year was identified as church/assembly under CP05-050, a conditional use permit application to allow a 634 square foot addition. It is not known when the building was modified after 1977, which resulted in the loss of the facade and remodeling of the building envelope.

The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory in its present state, as it has lost integrity to its original form and materials of construction. It is also no longer residential in use, and therefore does not contribute to the historic character of the Martha Gardens Conservation Area.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

H. Foote, *Pen Pictures from the Garden of the World*, 1888.
F. Harriman, *Block Book of the City of San Jose*, 1909.
San Jose Assessor's Block Books, 1880s-1890s.
Santa Clara County Great Registers, 1892-1896.
San Jose City Directories, 1876-1930.
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
Thomas Block Book, Third Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Cambiano House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 766 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599174 mE/ 4131527 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of East Virginia Street.

APN# 472-17-056

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing, one-story stucco residence designed by prominent local architect Charles S. McKenzie is a simple Spanish Eclectic design. It has an asymmetrical footprint with a partially symmetrical front façade. The front entry is through a deep, arched opening in a tall, centered bay; this section of the house has a side-gabled red-tile roof with a slightly arched ridge and arched eaves. The remainder of the house is topped by parapet walls that step up and down to express the hierarchy of the walls in plan. The walls of the façade that flank the central bay each feature a large, semi-circular arched window and a bas-relief medallion. Other fenestration on the house consists of single-lite casements; a narrow band of stucco trim traces the sides and arched tops of the windows. The setting includes landscaped modest-size front yard surrounded by a recent wrought iron fence that is supported by block pillars.

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1923, building permit, 84 years old.

*P7. Owner and Address:

LUONG G. DINH
766 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Cambiano House

B1. Historic Name: Paul D. Cambiano House

B2. Common Name: 766 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Religious

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence located at 766 South Second Street was constructed in 1923.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Property to north at 752 South Second Street is part of the church use.

B9a. Architect: Charles S. McKenzie

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (2), (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house constructed on Lot 11 of Block 57 of the Reed Addition was constructed in 1923 by owner Paul D. Cambiano. Cambiano had well-known local architect Charles S. McKenzie design the 8 room house, which cost approximately \$12,000. Cambiano had been living at 726 South Second Street where he operated his Art Fixture Shop in the adjacent building located at 728 South Second Street.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Building Permit #443 4/11/1923.
 San Jose City Directories, 1920-1930.
 Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 Sawyer, E., *History of Santa Clara County*, 1922.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Waltz 5-plex

P1. Other identifier: 767-769 S. 2nd St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 767-771 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599119 mE/ 4131547 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of East Virginia Street. APN# 472-17-027

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Art Moderne apartment complex features five apartments organized in a "T" shape. The building features a flat roof which has ceramic roof tiles at the parapet coping. The apartment complex has a simple Moderne facade with a smooth stucco surface and curved corners. At the corners and above the front entrance are stepped horizontal, applied details that gives a horizontal emphasis to the building. Above each entrance is a curved, flat roof awning which shelters the original wood doors. Fenestration is composed of various sizes of aluminum sliding windows. The front facade has a new wood railing which has been recently added to the building.

The complex is landscaped with lawn and small hedges. A metal fence surrounds the property. A garage is located at the rear of the complex.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
view facing southwest, 9/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1940/1941, building permit, 66 years old.

*P7. Owner and Address:

LISA L. DEWEY
460 S 11TH ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code

5D2 3CS

Resource Name (Assigned by recorder)

Waltz 5-plex

B1. Historic Name: None

B2. Common Name: 767-771 South Second St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Art Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1940/1941 (BP# 9387, August 9, 1940).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An outbuilding with attached carport is located at the alley.

B9a. Architect: Howard S. Waltz (prob.)

b. Builder: Howard S. Waltz

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The 5-plex located on Lot 12 of Block 63 of the Reed Addition to the City of San Jose was constructed 1940/1941. The house was constructed by owner Howard S. Waltz, and it is likely he is responsible for the design as he often worked as a designer/builder. The complex was owned by B. C. Noel by 1949.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

Sanborn Fire Insurance Map Co., San Jose, 1939-1950.
San Jose Building Permits.
San Jose City Directories, 1940-1950

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Frank Edwin Smith House

P1. Other identifier: 693, 695, and 776 S 2nd St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West

Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 772-776 South 2nd St.

City San Jose

Zip 95112

d. UTM:(give more than one for large and/or linear resources)

Zone 10S ; 599178

mE/ 4131518

mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of East Virginia Street.

APN# 472-17-055,-472

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This symmetrical, west-facing, multi-family Foursquare residence with Neoclassical influences has a slightly raised, main mass in the form of offset, overlapping cubes topped by a truncated hip roof. A small, centered, one-story front porch also has a truncated hipped roof, and a shallow, angled bay window faces south near the rear of the rear block. The eaves are moderate and boxed, with integral gutters. Special detailing that distinguishes this house includes a wide frieze at the eaves, consisting of a band of vertical board and batten above a row of ogee-shaped tabs that are drilled with center holes. Paired brackets accent the corners of the frieze. The front porch has Tuscan columns that rest on a low stucco balustrade. Fenestration generally consists of 1/1, double-hung windows in pairs and individually placed; they are cased with flat boards framed with architrave trim; beneath the windows are shaped apron blocks. The front door is recessed into the front wall; the entry is accented by narrow sidelights, and the side paneling of the recess is vertical board and batten paneling. The channel-rustic siding is covered by wide flat boards at the corners, and a watertable expresses the first floor level. The setting includes a shallow front yard surrounded by a low concrete retaining wall at the sidewalk; the wall is rounded on top and supports a wrought-iron fence.

The 3-car garage originally associated with 755 South 3rd Street is now associated with and owned by 772-776 South 2nd Street. Most likely it is used for parking.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1877, tax assessments, 130 years old.

*P7. Owner and Address:

JOHN A. & NANCY J. PEARNE
PO BOX 35563
MONTE SERENO CA 95030

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List):

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Frank Edwin Smith House

B1. Historic Name: Mrs. Harriet J. Jackson House

B2. Common Name: 772-776 S. Second St. - Florence/Kimble Apartments

B3. Original Use: Single family residential B4. Present Use: Multifamily residential

*B5. Architectural Style: Foursquare with Neoclassical influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1877. Converted to apartments by mid-teens. Secondary unit built 1910.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A second residential building built about 1880 at rear adjacent alley. A three-car garage located to the rear of 755 South 3rd St. is associated with this parcel.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 14 of Block 57 of the Reed Addition to the City of San Jose was constructed by about 1877. The first identified owner/occupant was Mrs. Harriet J. Jackson, a native of Maine, who owned the house by 1878. Living with her was her son-in-law Frank Edwin Smith, a prominent local jeweler of the firm of Smith & Ryder, and her daughter Hattie. The Smiths lived at this address until about 1890. By 1909, John Thompson, a building contractor, owned the property. Thompson constructed the house located to the rear of the main residence on the parcel in 1910 for \$800. This small house has been used as a rental unit since its construction. By the mid-teens, the house was known as the Florence Apartments and was owned by Richard J. Davis by 1920. By the early 1930s until at least 1950, G. T. Kimble owned and occupied the property, continuing its use as an apartment building. By the late 1940s, the name was changed to the Kimble Apartments.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

Photograph next page: 755 South 3rd St., view facing southeast, 3/06.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose City Directories, 1876-1950.
 San Jose School District Maps, c1930s.
 San Jose Tax Assessment Records, 1876-1882.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Frank Edwin Smith House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Carter House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 775 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599136 mE/ 4131543 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of East Virginia Street.

APN# 472-17-028

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-a-half story house has a rectangular main mass and a complex roofline. The roof consists of a steeply pitched hipped roof with two side-gable additions toward the rear. These additions were built sometime after 1950. The front of the house contains a prominent front-facing gable and a half-width shed-roofed, enclosed porch. The wide eaves of the original part of the house are boxed with gable returns. The returns butt into tall, carved brackets. The additions have narrow boxed eaves. The walls are covered with tri-bevel wood siding. Entry to the house is through a recessed entryway which once was part of the larger open porch. A glazed door provides entrance to the house. The projecting porch was originally supported by square columns with a low, solid balustrade. In its current configuration, most of the area has been enclosed with v-groove wood siding. Fenestration on the first story consists of a four-part ribbon of tall single-hung wood windows and a three-part window on the enclosed porch. The porch window consists of one large single hung window flanked by two thin single-hung windows. On the second story a distinctive three-part window consists of a large double-hung window flanked by two smaller fixed windows in a modified Palladian style. All of the windows have wood sash and trim.

A low concrete retaining wall encloses the sparsely landscaped yard. Concrete stairs with a metal railing provide entrance to the porch. A driveway is located south of the house.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1907, city directories, 100 years old.

*P7. Owner and Address:

PAUL MING KUAN & HSIU TING & H.
DORIS SU
1015 LOA ALTOS AV
LOS ALTOS CA 94022

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Carter House

B1. Historic Name: James M. Carter House

B2. Common Name: 775 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house located at 775 South Second Street was constructed about 1907.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 12 of Block 63 of the Reed Addition was constructed about 1907. The first identified owner was James M. Carter, a travel agent and later, a medical supplies salesman. Mr. Carter and his wife Lillian owned the property until at least the 1930s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
 San Jose City Directories, 1906-1926.
 San Jose School District Maps, c1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 777 S 2nd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 777 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599145 mE/ 4131518 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of East Virginia Street. APN# 472-17-029

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Modern apartment building has a flat roof with no eave or parapet at its front section, but with a deeply cantilevered eave on the south side elevation, where it extends over the cantilevered balcony. The front massing of the building is a second-story rectangular box supported by slender metal posts that suspend the building above a car port. The front facade is sheathed in painted corrugated metal. Cantilevered beams pierce the face of this section, centered above the posts. The corrugated metal is set in vertical panels while the remainder of the building is covered in stucco. The blockiness of the building is accentuated by a lack of windows on the street elevation. Entrances to the apartments are from the south side at street level and from the balcony at the second story. The balcony is reached via thin concrete stairs. The balcony has an almost solid wood balustrade. Fenestration consists of aluminum sliding windows. The site is paved over in concrete to create a driveway under the cantilevered section of the building. No other landscaping is apparent.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both

Constructed 1958, building
permit, 49 years old.

*P7. Owner and Address:

JOHN & MARJORIE L. PREVITERA
1631 MARTIN AVE
SAN JOSE CA 95128

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 777 S 2nd St.

B1. Historic Name: None

B2. Common Name: 777 South Second St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1958 (BP #027813). Fire in 2003.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A carport is located at the alley.

B9a. Architect: Unknown

b. Builder: D. Fletcher

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This parcel contains an 8-unit apartment building constructed in 1958 by owner/contractor D. Fletcher. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Building Permits.
San Jose city directories.

(Sketch Map with north arrow required.)

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): McLellan/Swithenby House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 785-795 South 2nd St.

City San Jose

Zip 95112

d. UTM:(give more than one for large and/or linear resources)

Zone 10S ; 599158

mE/ 4131484

mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northwest corner of South Second and East Virginia Streets.

APN# 472-17-093

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Craftsman-style bungalow, on its corner parcel, has been modified over time with replacement windows and a series of additions to the rear; it is now used as a commercial catering kitchen. The stucco house has a slightly raised, one-story, slightly "H"-shaped original main mass with a low-pitched gabled roof. A gable projects to the front over a deep entry porch, and a dormer-like gable rises above the cross ridge. The main gables are each supported on three cantilevered outlooker beams (one at the ridge and one each at the eaves). The front porch gable is supported on knee braces. Multiple, gabled, additions extend to the rear (west), and large chimneys project from the roofs, both original and new. As common for houses of this style, the eaves are deep and have exposed rafter tails. Entry to the house is through a wide porch with wide, red-tiled stairs and pipe railings for handrails. The porch roof is supported massive square columns with wide pedestals and tapered upper sections. The solid railing is low and clad in stucco. The front door and all fenestration have been replaced with anodized aluminum units; some have faux muntins. The setting includes a modest-size front yard and very narrow side yard surrounded by a low concrete retaining wall at the sidewalk. The rear and sides of the parcel have been paved for commercial use.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1921, building permit, 85 years old.

*P7. Owner and Address:

Deborah Blackwell
795 Second Street
San Jose, CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List):

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder)

McLellan/Swithenby House

B1. Historic Name: McLellan/Swithenby House

B2. Common Name: 785-795 South Second St.

B3. Original Use: Single family residence

B4. Present Use: Commercial

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1921 (BP# 292, April 20, 1921).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 16 of Block 63 of the Reed Addition to the City of San Jose was constructed in 1921 by Frank J. and Hazel Bravo. The five-room house cost approximately \$3,540. Hazel Bravo was the daughter of William E. and Bertha McLellan, owners of the property. In 1891 W.E. McLellan was proprietor of the Orchard Street Box Factory located at the corner of Orchard Street (currently Almaden Avenue) and Edwards Street in the Washington Neighborhood. The McLellans had constructed a house on the north half of the lot in 1920 which was addressed as 785 South Second Street. William McLellan died in January 1923 and Mrs. McLellan moved in with her daughter at the adjacent house at 795 South Second Street while the house at 785 South Second Street was rented. About 1929, Hazel married Richard J. Swithenby, a draftsman, and he moved into the house which was also occupied by Hazel's daughter by Frank Bravo, Jeanne Bravo. Bertha McLellan died in 1944, and the Swithenbys continued to own and occupy this house until at least the 1960s. The adjacent house at 785 South Second Street was demolished after 1950 and that portion of the parcel is now utilized as a service area for the catering company that currently occupies the building.

Although the property is no longer residential in use, the building retains its residential character and contributes to the local significant Martha Gardens Conservation Area. The form and detailing of the building maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the residential properties were developed.

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 San Jose Building Permits.
 San Jose city directories, 1920-1950.
 San Jose School District Maps, c1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1920-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 4S

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or # (Assigned by recorder): Art Fixture Shop

P1. Other identifier: Neptune Society Building

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 798 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599191 mE/ 4131506 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast corner of South Second and East Virginia Streets.

APN# 472-17-054

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

The one-story building designed by prominent local architect Herman Krause is constructed in a Churrigueresque variant of the Spanish Eclectic style. It is constructed in an elongated U shape with a walled central courtyard at the front, which is flanked by narrow wings that lead to the main mass of the building at the rear. The rear footprint is a square block, with a small, rectangular, one-story wing that projects from the northwest corner of the building. The overall building design is relatively simple facing outward, but is more highly ornamented within the courtyard. Slightly taller walls face South Second Street to the front (west) and Virginia Street to the south side. The building has a flat roof covered with red tiles and a narrow band of plaster bas-relief at the parapet walls; within the courtyard, the roof is a hip, sloped inward, with red barrel tile roofing above simple boxed eaves, and a band of shingled roofing leading from the tile roof to the flat roof.

The prominent feature of the heavily troweled stucco front façade is an ornamented gateway. It is topped by a carved low-relief Churrigueresque entriepiece that rises with spires above the roofline; a matching bas-relief element faces Virginia Street to the south, above a doorway. The front plasterwork is supported underneath by a pair of inward-facing, carved scroll brackets. This central gateway is further decorated by wrought-iron work, including a pair of gates with finialled posts.

(Continued on page 3 Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1928-1929, city directories, 77 years old

*P7. Owner and Address:

BUCK KAMPHAUSEN
200 ROLLINGWOOD DR
VALLEJO CA 94591

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, L. Dill & C. Duval

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Art Fixture Shop

B1. Historic Name: Art Fixture Shop

B2. Common Name: 798 South Second St.

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Spanish Eclectic - Churrigueresque

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1928-1929

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Attached building with garage opening and a one-story attached garage at rear of building at the alley.

B9a. Architect: Herman Krause

b. Builder: Tynan Lumber Company

*B10. Significance: Theme Commerce

Area: Martha Gardens Planned Community

Period of Significance: 1928

Property Type: Commercial

Applicable Criteria: (2), C(3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The building located on Lot 15 of Block 57 of the Reed Addition, now the location of the Neptune Society, was constructed in 1928-1929 by Paul D. Cambiano, proprietor of the Art Fixture Shop, an electrical lighting fixture business. The Art Fixture Shop began as a business about 10 years before construction of this building, and was originally located at 728 South Second St. just north of the subject building. Paul Cambiano, the founder, had started his career locally, working for Blake Brothers and Wagner Brothers, both electrical shops. He had been born in Boulder Creek, California in 1892, son of early California pioneers. In 1919, at age 27, he bought out Blake Brothers and established the Art Fixture Shop. By 1922, he had the only exclusive lighting fixture factory in the county, and had six employees. During his long career, he designed and manufactured fixtures for such buildings as the San Jose Civic Auditorium, the DeAnza Hotel and many of the movie theaters in Downtown San Jose, such as the Hippodrome. Much of his work was for residential installation, and early in his career he was known for electrical furnishings in the houses of many prominent local residents. Cambiano's two sons, Robert and Richard, born in 1914 and 1917, also worked in the business with him in later years. The Art Fixture Shop operated until at least the late 1970s at this location, and was in operation when the City of San Jose conducted its historic district survey in 1978. Paul Cambiano died that year at age 86.

(Continued on next page, DPR523L, Continuation Sheet)

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

Douglas, J., *Continuity*, Summer 2006.
 Goss, Gary, Communication regarding builder's index, 2006.
 King, T., *Survey of Historic Sites*, San Jose, 1973.
 San Jose city directories, 1920-1975.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Sawyer, E., *History of Santa Clara County, California*, 1922.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.
 Zavlaras & Dixon, *San Jose Historic District Survey*, 1978.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
 Existing classifications: ENR

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 6 *Resource Name or # (Assigned by recorder) Art Fixture Shop

* Recorded By F. Maggi, L. Dill & C. Duval * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The front façade of this building is accented by a pair of symmetrical, arched windows, centered in the walls to each side of the entryway. A third focal window faces Virginia Street, near the front corner. These windows are inverted bays; side windows angle into the building, toward the central sash. The window openings have wrought-iron grills in their complex Spanish-eclectic arches; more recent grills protect the remainder of the openings. The bases of the windows are faced with decorative art tiles surrounded by simple black tiles that wrap onto the outer walls and are cut into a scroll pattern. A series of large, steel-casement windows are spaced along the Virginia Street façade; some of these have been replaced with large glazing.

The open courtyard is visible from the sidewalk. Its composition is roughly symmetrical and features a central fountain within an arched alcove, a stepped pool with low, decorative wrought-iron railings, scored concrete courtyard floor and steps, and bands of ornamental art tiles set into the stucco. The small, high windows that open into the courtyard are protected by projecting ironwork grills. Large one-lite picture windows flank the fountain; these may be replacement sash. A pair of arched doorways face into the courtyard from the sides; these are flanked by wrought-iron sconces. A short flagpole is centered in the open space. The courtyard includes lush plantings. Parking is located on the property to the north of the building.

(Continued from page 2, DPR523b, B10)

The architect for the Art Fixture Shop building was Herman Krause (1892-1947), an interior decorator who by the early 1920s began designing residences and commercial buildings locally. Krause's work is prolific in San Jose during the 1920s and 1930s, with numerous examples of his work in the Shasta-Hanchett, Palm Haven, Naglee Park, and Rosegarden neighborhoods. Although working within the revival styles popular in the Interwar Period of 1918-1940, most of his known work fall within the Spanish Eclectic styles, particularly those characterized by Churrigueresque detailing, as in the Art Fixture Shop. Few examples remain of his commercial work, the Art Fixture Shop remaining today as the principal known commercial project associated with his career.

EVALUATION

The building is presently listed on the San José Historic Resources Inventory as Eligible for the National Register (ENR). The Directory of Properties in the Historic Property Data File of the California Office of Historic Preservation notes a status code of (4S), an obsolete code that had once indicated that the property "May become eligible for the National Register as a Separate Property." The property was recorded by the City of San Jose during its 1977-1978 survey, and the recording in the State data file was a result of a review by that office of San Jose's 1979 supplemental survey, in which this property was identified as an ENR by Urban/rural Conservation.

The Art Fixture Shop building is consistent with the scale of the adjacent neighborhood, although a rare commercial use situated within this otherwise predominantly residential area. The location is one block east of the most commercially oriented South First Street corridor, in which most of the early residential uses were demolished by the 1930s and replaced by strip commercial properties.

The Art Fixture Shop is unique in San Jose as a distinctive architectural work. The building itself is a creative work that reflects late 1920s revival architectural design, when local architects embraced aspects of historic designs from Europe after World War I. The architect, Herman Krause is recognized as an innovative designer within this idiom, and this building appears to be the most prominent example of his work.

The property's eligibility for the National Register appears to be based on Criteria (C), due to its distinctive architecture. The building is also an important reflection of both an important local designer of the Interwar Period, Herman Krause, and as the commercial facility of an important local artisan, Paul Cambino, who commissioned this building for his business and whose business continued to operate out of this site until at least the 1970s. Under the criteria of the California Register of Historical Resources, the property would appear to be eligible under Criterion 2 as well as 3.

Evaluating the property within the City of San Jose's evaluation rating system resulted in a point score of 102, which meets the 67-point threshold for landmark status. The point score reinforces the findings under the San José Historic Preservation Ordinance that the property is a significance historic resource within greater San José.

Photos on the following three pages:

Page 4: view of cast pediment over the entryway to the interior courtyard, facing east.

Page 5: view of interior courtyard from gate at sidewalk, facing northeast.

Page 6: partial view of Virginia Street facade, facing northeast

CONTINUATION SHEET

Page 4 of 6 *Resource Name or # (Assigned by recorder) Art Fixture Shop

* Recorded By F. Maggi, L. Dill & C. Duval

* Date 1/22/2007

☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
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Trinomial

Page 5 of 6 *Resource Name or # (Assigned by recorder) Art Fixture Shop

* Recorded By F. Maggi, L. Dill & C. Duval

* Date 1/22/2007

☒ Continuation ☐ Update



CONTINUATION SHEET

Page 6 of 6 *Resource Name or # (Assigned by recorder) Art Fixture Shop

* Recorded By F. Maggi, L. Dill & C. Duval

* Date 1/22/2007

☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or # (Assigned by recorder): Vacant lot - 802-822 S. 2nd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 802-822 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599282 mE/ 4131338 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southeast corner of South Second and East Virginia Streets.

APN# 472-17-052,-053

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This property presently is a vacant lot with construction underway for a multifamily residential housing complex at the time of this recording. A single family house, located on the southern portion of the property was demolished in 2004.

*P3b. Resource Attributes: (List attributes and codes) None

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing southeast, 9/06

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both

n/a

*P7. Owner and Address:

VIRGINIA STREET INVESTORS
1346 THE ALAMEDA STE 7-154 SAN
JOSE CA 95126

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- ☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): D'Amico Tire Service Company

P1. Other identifier: Wheel Works

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 831-833 South 2nd St.

City San Jose

Zip 95112

d. UTM:(give more than one for large and/or linear resources)

Zone 10S ; 599188

mE/ 4131442

mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southwest corner of South Second and East Virginia Streets.

APN# 472-17-095

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This modern commercial building operates as a car and tire repair shop. It is a rectangular in plan and sits on the southwest corner of Second and Virginia Streets, facing Virginia Street. The parcels where the repair shop is now located originally contained single family residences and multi-family housing. Sometime after 1950 the residential buildings were demolished and the commercial building was constructed. The building has a flat roof. Large, individual sign letters that read 'Tire Service Company' rise above the roof along the front facade. The concrete-block building has an unadorned wall that faces Second Street; its fenestration consists of metal multi-pane windows. The northern facade consists of four large garage bays which are used to repair cars; they share a heavy, header beam along the roofline. Four wide garage doors with windows can be lowered to enclosed the building. A large addition is located at the rear of the building.

The site is completely paved and used for parking and storage of cars.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing southwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1956, city directories, 51 years old.

*P7. Owner and Address:

DAMICO JAMES & M 1997 TRUST
PO BOX 969
SAN JOSE CA 95108

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List):

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) D'Amico Tire Service Company

B1. Historic Name: Tire Service Company

B2. Common Name: 831-833 South Second St.

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1950s. Addition made to rear of the building about 1965 (Buildings permit Nos. 47805, 1482, and 8219).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Sale office in separate building located to the west at the southeast corner of South First and Virginia Streets.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commerce

Area: Martha Gardens Planned Community

Period of Significance: 1950s

Property Type: Commercial

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The building addressed at 831-833 South Second Street sits on three separate lots with two individual Assessors Parcel Numbers. The expansive building located on Lots 1, 4, and 5 of Block 64 of the Reed Addition appears to have been constructed in the mid-1950s. Previous to the 1950s, three single family homes, a large duplex and a 2-story apartment building were located on the site. The building, now known as Wheel Works, was built to house Leonard D'Amico's Tire Service Company. The Tire Service Company building at 831 South Second Street was constructed in the mid-1950s composed of a five bay garage. An addition was made to the rear of the building sometime after 1965. Leonard D'Amico demolished a 2-story apartment house to make way for this rear addition. The Tire Service Company's original building, built in 1946, is just west of this structure at 802 South First Street. Currently the buildings on South First Street and South Second Street are separated by an alley, but provide tire service together. By 1993, Wheel Works took over both buildings on South First and on South Second Street. Today the rear portion of the Wheel Works building and addition is occupied by Golden City Auto Imports.

Photo on following page: partial South Second Street facade (left portion), view facing southwest, 3/06.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
Sanborn Fire Insurance Map Co., San Jose, 1950.
San Jose Building Permits.
San Jose City Directories

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) D'Amico Tire Service Company

* Recorded By F. Maggi & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 832 S. 2nd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 832 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599265 mE/ 4131359 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of East Virginia Street. APN# 472-17-051

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story modern stucco apartment building is Minimal Traditional in design. It has a low-slope hipped roof with slightly overhanging eaves. Access is via the side elevations. Fenestration consists of aluminum slider windows. The only applied ornamentation consists of individual shutters that are placed along the inner sides of the front windows. The setting includes a planting strip in front of the building with small bushes set behind a low retaining wall.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1950, building permit, 57 years old.

*P7. Owner and Address:

NINA D. TAYLOR
19737 VIERRA CANYON RD
SALINAS CA 93907

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 832 S. 2nd St.

B1. Historic Name: None

B2. Common Name: 832 South Second St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1950 (BP #009680).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Modified four car garage at alley.

B9a. Architect: Unknown

b. Builder: Louis Felice

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This parcel contains a 4-unit apartment building constructed in 1950 by Louis Felice for owner Marsh Solomon. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose building permits.
San Jose city directories.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Dinsmore House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 835 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599192 mE/ 4131434 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street south of East Virginia Street.

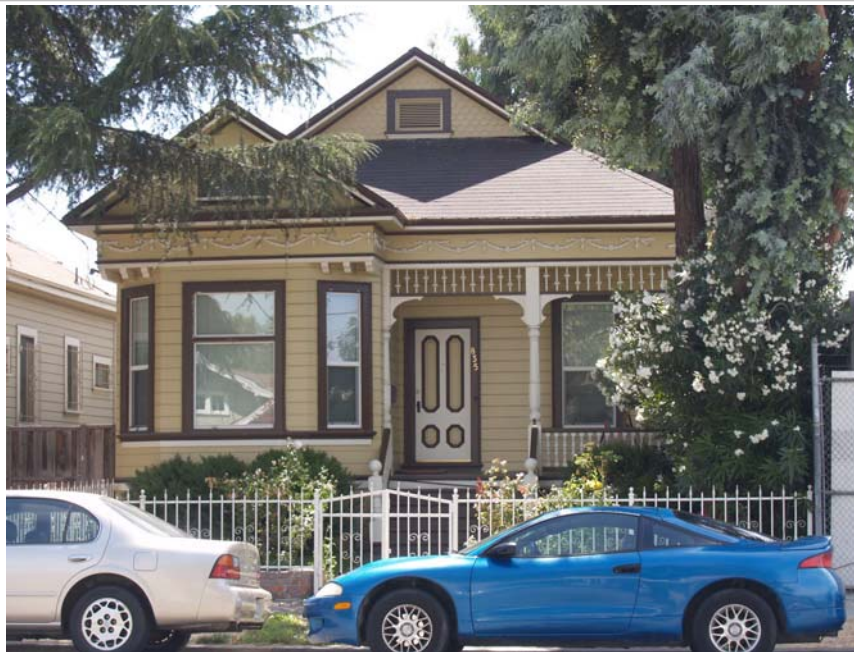
APN# 472-17-035

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing late Queen Anne cottage has some Neoclassical form and detailing. It has a raised, one-story, rectangular main mass with a moderately pitched gabled-hip roof accented by a front-facing gable over an angled bay window. Entry is through a recessed porch, unusual for a Queen Anne house, representative of its Neoclassical influences. An angled bay window projects to the south side. As common for the period, the eaves are moderate in depth and boxed, with integral wood gutters. Special detailing that particularly distinguishes this house includes delicate bas-relief swags that wrap the wide frieze band. Other distinctive detailing includes the tightly spaced series of exposed, shaped beams that support the bay window gable, and the gable ends that are shingled in a fish-scale pattern; the gable ends feature horizontal wood attic vents. The typical v-groove siding is trimmed by a simple watertable apron and flat-board window side and header casings. The porch has turned posts that square-off at their bases and tops; these support the carved brackets that support the spindlework spandrel and low handrail with turned balusters. The front door has four raised panels that are lozenge shaped. The fenestration has generally been replaced with vinyl inserts, but original trim and openings remain. The front bay window consists of a wide center window with a large transom; it is flanked by narrower windows units. The setting includes a modest front yard with a low, concrete retaining wall at the sidewalk and a alley access at the rear (west).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 9/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1900, city directories, 107 years old.

*P7. Owner and Address:

DAMICO TIRE SERVICE CO INC
PO BOX 969
SAN JOSE CA 95108

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, L. Dill, and C. Duval

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Dinsmore House

B1. Historic Name: Dudley F. J. Dinsmore House

B2. Common Name: 835 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne with Neoclassical influences

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1901.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

New one-car garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house constructed on the south half of Lot 8 of Block 64 of the Reed Addition appears to have been constructed by 1901. The first identified occupant of the house was Dudley F. J. Dinsmore, who was living in the house as early as 1903. The 1901 Sanborn Fire Insurance map shows this house, and the form and detailing indicate it could have been built during the later part of the 1890s. However, without confirmation of occupancy prior to 1903, the exact build date cannot be determined.

Dinsmore listed his occupation as a fruit buyer in the early city directories. The property may have been owned by Sarah McCracken during this period, as she is the identified owner in the 1909 Block Book. Between at least 1910 and 1919, Elmer J. Ware rented the house. By 1920, the property was owned by Harry C. Dennis; and by 1924, Nina Moon owned the house, occupying it until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
San Jose Assessor's Block Books, 1890s.
San Jose city directories, 1900-1926.
Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
Thomas Block Book, Third Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): McCracken House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 837 South 2nd St.

City San Jose

Zip 95112

d. UTM:(give more than one for large and/or linear resources)

Zone 10S ; 599201

mE/ 4131421

mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street south of East Virginia Street.

APN# 472-17-036

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This modified Queen Anne house has a hipped roof that is accented by a front-facing gable centered over an angled bay window. The front porch has a flat roof that it shares with the bay window, and a flat-roofed house addition has been attached to the south side of the main house. The roof is covered in composition shingles, and a drop pendant is extant to the north of the bay window. Most likely the projecting front porch originally had a hipped or shed roof, but it appears to have been altered; the face of the porch beam is sided to match the house. The house is covered in v-groove wood siding except for the front gable which is covered in wood shingles. A wooden roof vent is located in the center of the gable. Fenestration consists of original 1/1 double-hung wood windows in the angled bay and in the addition. All windows are covered with metal security grates. A cellar entry door is located in the front wall of the lower bay window. The front porch has tile steps leading to the front porch where a new glazed, wood door provides entrance to the house. A new metal railing surrounds the porch and the steps to the house. The house has little landscaping and the area in front of the house is mostly covered with concrete with a raised step leading to the residence. A driveway is located at the front of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1901, city directories, 106 years old.

*P7. Owner and Address:

TIEN PHAM
837 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List):

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder)

McCracken House

B1. Historic Name: George and Sarah McCracken House

B2. Common Name: 837 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1901.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

New garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 8 of Block 64 of the Reed Addition to the City of San Jose was constructed about 1901. The first identified owner/occupants of the house were George W. and Sarah J. McCracken. George worked as a clerk for W. K. Jenkins. In the late teens, the McCrackens moved to Naglee Park and the house was owned by Frank and Mamie Pickering by 1920. By 1922, R. C. Randall owned the house, followed by F. M. McFaul who owned it in 1924. By 1926, Ruben, a cabinet maker, and Annie Abramson were the owners. The Abramsons were Jewish and emigrated in 1911 from Russia. The Abramsons owned the house until at least the early 1930s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1900-1930.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Wampach House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 838 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599256 mE/ 4131380 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of East Virginia Street. APN# 472-17-050

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Italianate house has a slightly raised, two-story main mass topped by a moderately pitched gabled roof. A roughly square footprint is formed from porches that are set within shallow projecting elements. Entry is through a projecting, one-story flat-roof porch. Standard for the period, the eaves are moderate in depth and boxed; the roofing is composition shingles. Special detailing that distinguishes this house includes the eave returns at the gable end, a circular attic vent, and the series of carved Italianate brackets that wrap the main eaves. The house is clad in channel-rustic siding, and the corners are trimmed with quoins. Fenestration on the front and sides of the house consists generally of double-hung windows with a segmental arched upper sash; the sash are recent replacements with faux muntins. The windows are trimmed by flat boards with architrave trim; the windows have heavy hoods and apron blocks. The simple porch posts are trimmed with column capitals, and each supports a small eave bracket. The low balustrade has been removed between the porch pedestals. The front door is topped by a segmental arched transom. A large two-story side porch projects to the north. The setting includes a modest front yard surrounded by a low, scored-concrete retaining wall.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1877, city directories, 130 years old.

*P7. Owner and Address:

Karen and Mark Sanchez
P.O. Box 8230
San Jose, CA 95115

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Wampach House

B1. Historic Name: Charles and Catherine Wampach House

B2. Common Name: 838 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1877.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Two-story apartment building with storage and parking at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 6 and the north half of Lot 7 was constructed about 1877. The first identified owners were early Santa Clara County pioneers Charles and Catherine (Prusch) Wampach in 1878. Wampach had a successful career as a grocer. Prior to his death in 1927, Charles Wampach was an oral informant to Mrs. Cora Older on the subject of the Peralta family and their adobe. Josefa Peralta was his godmother, and during the year 1857, he lived with the Peralta family and so was able to share many memories of that household with Mrs. Older for her newspaper column. After Charles's death, Catherine stayed on in the house until selling to Elma Johnson in the early 1930s. Mrs. Johnson sold to B. C. Noel in the mid 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style, and retains a fairly high level of integrity to its original form and detailing, although modified with the replacement of windows and removal of front porch components. The property would therefore appear to qualify for the California Register under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

Guinn, J. M., *History of the State of California and Biographical Record of the Central Coast Counties*, 1904.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
 San Jose City Directories, 1876-1950.
 San Jose School District Maps, c1930s.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Hintz Spec House

P1. Other identifier: 840-844 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 842 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599252 mE/ 4131401 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street south of East Virginia Street. APN# 472-17-049

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story Craftsman-style bungalow has a front-gabled roof with a lower front-gabled porch partially recessed within, and partially projecting from, the front façade. The gables are supported by triangular knee braces; the rakes are covered with fascia boards with extended rafter ends. The wood-frame structure is clad in tri-bevel siding. The partial-width porch features short, battered wood columns resting on square piers that are clad in tri-bevel siding. A new multi-pane front door is located on the side wall of the porch. Fenestration on the front elevation is composed of two large multi-lite wood windows (one at the porch) and smaller four-lite windows located adjacent to the porch and paired in the front gable. A brick chimney is located on the south elevation. Concrete steps lead to the front porch. The site is landscaped with hedges and trees. A small concrete retaining wall surrounds the property.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1921, building permit, 86 years old.

*P7. Owner and Address:

PATRICIA S. CALDWELL
1775 UNIVERSITY WAY
SAN JOSE CA 95126

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Hintz Spec House

B1. Historic Name: Albert Hintz Spec House

B2. Common Name: 842 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1921.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original two-story carriage house at alley, most likely constructed prior to the house.

B9a. Architect: Unknown

b. Builder: Albert A. Hintz

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the southern two-thirds of Lot 7 of Block 58 of the Reed Addition to the City of San Jose was constructed in 1921 by Albert A. Hintz, owner of the property. Hintz was a building contractor and when the house, which cost approximately \$3,500, was completed, it was sold to George W. and Teresa Fieger. Fieger was the manager of the Duplex Percolator Company. The couple and their daughter Ruth lived at this address until at least the early 1930s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1920-1930.
 Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 San Jose Building Permit #222 3/24/1921.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1920-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 5 *Resource Name or # (Assigned by recorder): Severance - Phelps House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 854-858 South 2nd St.

City San Jose

Zip 95112

d. UTM:(give more than one for large and/or linear resources)

Zone 10S ; 599239

mE/ 4131418

mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of Martha Street.

APN# 472-17-048

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This site presently contains two residential structures, a nineteenth century house at 854 South Second St., and a mid-twentieth century house at 858 South Second St. The northerly portion of the property contains the older house which is a front-gabled National-style residence that appeared on this property in the early 1880s. It is rectangular in plan with a small projecting front porch centered on the facade. Five knee braces support the high gable on the front elevation. A wood-framed vernacular house, it is clad in channel rustic wood siding. A fairly recent addition of a false stone veneer encircles the lower portion of the front facade. The roofing is composition shingles. The small hipped roof porch is supported by simple square posts and has a square-post balustrade. Stone steps provide entrance to the porch. The front door is obscured by a screen door and was not visible, and the entry is slightly offset from the center of the facade. Fenestration consists of 1/1 aluminum windows. Awnings cover the windows on the front and side elevations.

A second modern vernacular house built in the 1950s is located on the southerly portion of the property. It has a hipped roof, the walls are clad with stucco, and the windows have aluminum sash.

The site is minimally landscaped, mostly with trees. A small concrete path leads to the rear, and parking is accessed from the rear alley.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1880 (854) & c1950, directories, 127 & 57 years old.

*P7. Owner and Address:

CARLOS A. GUEVARA
41993 PASCO PADRE PKWY
FREMONT CA 94539

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List):

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder)

Severance - Phelps House

B1. Historic Name: Sarah M. Severance House

B2. Common Name: 858 South Second St.

B3. Original Use: Residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: National-style (second house is modern vernacular)

*B6. Construction History: (Construction date, alterations, and date of alterations)

854 South Second St. constructed or relocated onto the site in the early 1880s. 858 South Second St. built in 1952 (BP# 015197).

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original one-car garage and a modified five bay garage is at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 10 of Block 58 of the Reed Addition to the City of San Jose was constructed or relocated onto this site by the early 1880s by owner Sarah M. Severance. Sarah M. Severance came to San Jose in 1863 during the Early American Period, and acquired this lot when vacant in the mid-1870s while she was living in Gilroy. She appears to have owned the property into the late 1880s, and by this time had moved back to San Jose, where she remained until her death in the 1920s. She is not known to ever have lived in this house however.

A number of other owners/occupants were associated with the property over the next century, including those who have resided at the second residence constructed on the property in the 1950s. None of these persons are known for contributions to the local community. The association of Sarah M. Severance with the ownership of this property however remains a mystery that warrants further investigation. During her lifetime, she became known as the 'Susan B. Anthony of California' for her tireless advocacy for temperance and woman suffrage. It is only recently that historical investigation into her life's work has begun, and consequently there is little understanding regarding her association with this property that would establish it as historically significant within local, state, or national criteria. Because there are no other known extant buildings that have direct association with her life, the property could potentially be eligible for the California Register under Criterion (4). On the following page are some brief footnotes in regards to her life.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
San Jose City Directories, 1870-1950.
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
San Jose Evening News, 2/7/1912
San Jose Mercury Herald (obit), 3/4/1928
San Jose Tax Assessment Records 1876-1883.
U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 5 *Resource Name or # (Assigned by recorder) Severance - Phelps House

* Recorded By F. Maggi, C. Duval, & J. Kusz * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from previous page, DPR523b, B10)

Miss Severance (as she was known during her life) was born in 1832 in Cazenovia, New York to Eveline and Apollo Severance. She attended the esteemed Casenovia Seminary along with her sister, Frances. Frances was born in 1842 and married James Brainard Johnson in 1873. Miss Severance went onto be the preceptress (principal) of Ellington Academy in New York.

After arriving in San Jose, both sisters worked for the San Jose Institute, Sarah as the preceptress and Frances worked as a music teacher. By 1867, Miss Severance was active in the Home of Benevolence organization in San Jose which provided a home for destitute children and aged and infirmed persons at Third and Martha Street. She was also active in other organization such as the San Jose Women's Club, Political Equity Club and the Indian Association which worked to 'elevate the Indians in the northern part of the State'. By 1869, the sisters moved to Gilroy where they established the Severance School with both women acting as headmistresses. By 1880, Miss Severance was living in Gilroy with her mother Rhoda on Railroad Street, who by then was also associated with the Severance School. Her sister lived adjacent to her with Frances' two sons, Frank and Earnest B. Johnson. She appears to have closed the school sometime in the late 1880s and moved back to San Jose, and is identified as early as 1886 as the owner of a fruit farm on the north side of Fruitdale Avenue just east of present day Bascom Avenue. Her mother Rhoda died on Dec. 27, 1891.

During the 1880s and 1890s, Miss Severance was active in the suffrage and temperance movement in California, speaking at a Woman's Christian Temperance Union (WCTU) meeting as early as 1888. She was both a writer and speaker on both subjects, and in the years preceding California's first vote on woman's suffrage, she has been identified as Susan B. Anthony's chief California operative for the vote that went down in defeat in 1896. Histories of this campaign reference her as a prolific speaker for woman's rights.

In 1900, Miss Severance was living at 240 Morris Street at Myrtle Street in the College Park area and Frances was living in the Berryessa District with her husband and a son, James Rowland Johnson. By 1903, Miss Severance had joined the College Park Society of Friends where she became involved with the Quakers until her death. In 1908, she moved into the Pratt Home on South First Street, a care facility for elderly women. Frances' husband died by 1910, at which time she was living on San Fernando Street where she remained until moving into the Pratt Home with Sarah. Miss Sarah M. Severance died on March 3, 1928 at age 96.

By the time that the California male voters finally granted women the right to vote, Sarah was 79 years old. she continued to write for social reform; a polemic guest editorial in the Evening News of February 7, 1912 remains testament to her continued mental acuity in her later years.

The first residents that can be identified at 854 South Second Street are George and Ella Phelps, who rented this house between 1889 until 1910. George identified his occupation as a rancher. By 1920, George Phelps had purchased the property, living in the house with his daughter Charlotte and her husband Withrop B. Boulter, who was a realtor. After George's death in 1923, the Boulters continued to live at this address until 1927 when they moved to Siskiyou County. They maintained ownership of the house, however, renting it to Harry W. and Amy Timothy until the late 1930s. The house was then sold to R. B. Baily by 1940 and Joe Corino was the owner by 1949.

A second building on the site, a duplex, was built on the southern half of the parcel in 1952.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; the form and detailing of the house at 854 South Second St. maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The building at 858 South Second St. does not contribute to the neighborhood in a similar manner as it is contemporary to the period of significance.

Photographs the following pages:

Page 4: 854 South Second St., view facing southeast
Page 5: 858 South Second St., view facing east

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 5 *Resource Name or # (Assigned by recorder) Severance - Phelps House

* Recorded By F. Maggi, C. Duval, & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 5 *Resource Name or # (Assigned by recorder) Severance - Phelps House

* Recorded By F. Maggi, C. Duval, & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Wallace House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 857 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599209 mE/ 4131400 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of Martha Street.

APN# 472-17-037

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Neoclassical residence is one story in height and has a rectangular footprint. The building is topped by a hipped roof with a hipped dormer centered in the front roof section, all covered with composition shingles. The walls are covered with tri-bevel wood siding. A recessed, wraparound porch is located at the south corner of the front facade; it is approached from a set of replacement brick steps with new metal railing. The porch is supported by square posts, with simple capitals - the posts rest on a solid balustrade covered with tri-bevel wood siding. The original glazed door is located on the porch. A wraparound square bay is located at the north corner of the front facade. The bay is cantilevered and has a low hipped roof. Fenestration consists of single-hung windows with transoms that feature leaded glass in a lozenge pattern; there is a fixed, lozenge-pattern lite in the dormer. A single, small, fixed window is located below the bay window. All windows have wood frames and sash.

The residence is surrounded by a metal fence with brick posts atop a low brick retaining wall at the sidewalk. A driveway with a metal fence enclosure is located to the north of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1904, city directories, 103 years old.

*P7. Owner and Address:

ROBERT S. & ELENA G. PLACHNO
24550 MILLER HILL RD
LOS GATOS CA 95033

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Wallace House

B1. Historic Name: Freeman M. Wallace House

B2. Common Name: 857 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1904.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new three car garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 9 of the Reed Addition to the City of San Jose was constructed about 1904. The first identified owner was Freeman M. Wallace, a grocer. About 1914, Wallace sold the house to G. M. Phelps. By 1924, James W. and Nellie F. Reardon were the owners/occupants of the house. James was the son of Patrick and Mary Reardon, Santa Clara County pioneers and owners of 467 South Third Street. Nellie Reardon was still living at this address as late as 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1900-1950.
 San Jose School District Maps, c1930s.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 5S

Other Listings

Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Snedaker House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 859 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599218 mE/ 4131396 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of Martha Street.

APN# 472-17-038

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story Queen Anne cottage features some early Neo-Classical detailing and Mannerist proportions. The east-facing house has a raised, roughly rectangular main mass with an irregular front footprint. The main mass of the house is covered by a moderately pitched hipped roof accented by a front-facing gabled pediment. The somewhat centered projecting pediment tops a small, offset angled-and-square bay window; the overall asymmetry is accentuated by the cantilevered pediment's distinctive rows of shaped beams on each side of the bay window. The north corner of the house is clipped at an angle, acting as a bay window, and the front porch is recessed into the south side of the house, under the main roof. As standard for the period, the eaves are moderate in depth and boxed. The v-groove siding is covered by wide flat boards at the corners and a wide frieze board at the eaves. Special detailing that distinguishes this house is featured at the bay window. The front window projects into a cantilevered square bay with paneling facing both sides; the street façade of this window is flanked by a pair of fluted pilasters with a row of square panels below the window. The base of the cantilever is concealed by three tiers of bullnose trim.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1894, city directories, 113 years old.

*P7. Owner and Address:

ROBERT & DOROTHY A. HUGGER
859 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

Snedaker House

B1. Historic Name: Lizzie Snedaker House

B2. Common Name: 859 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1894.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original one-and-a-half story carriage house at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at 859 South Second Street appears to have been constructed in 1894. The owner of the property at this time was Lizzie L. Snedaker. Ms. Snedaker occupied until at least 1930. Ms. Snedaker was the widow of Edwin H. Snedaker, son of orchardist Harris Snedaker.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

H. Foote, *Pen Pictures from the Garden of the World*, 1888.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1890-1926.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Snedaker House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The front gable end is clad in shingles that flare out at the base; a transom-like, arched daisy-carved panel tops a 2-lite hopper attic window. A band of wave-cut shingles extends from the sides of the window; a row of small dentils separates the main window from the arched panel. The entry porch features a spandrel with elongated, turned balusters; the porch posts are square with fluting. The house fenestration generally consists of 1/1 double-hung windows, including the bay window side units; however, there is a high 1-lite picture window on the front façade, under the pediment. The front bay window unit consists of a tall single-hung window with a leaded-glass upper sash in a multi-lite lozenge and diamond pattern. The windows are cased with flat board heads and sides and the aprons are shaped. The setting includes a shallow front yard surrounded by a low brick retaining wall at the sidewalk and a parking place at the southeast corner of the property. The rear of the property includes outbuildings along the alley.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Desimone House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 861 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599231 mE/ 4131363 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of Martha Street.

APN# 472-17-039

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Queen Anne cottage has a raised, one-story, roughly rectangular main mass with a moderately pitched hipped roof. A front-facing gable protects an angled bay window; bay windows face both sides as well. Entry is through a projecting hipped-roof porch that wraps the southeast corner of the house with a curve. The side of the porch has been enclosed. The porch roof is lower pitch and set below the main eaves. As standard for the period, the house eaves are moderate in depth and boxed, with integral wooden gutters. In addition to the curved porch, special detailing that distinguishes this house includes the gable end detailing, the trim around the bay window and porch, and an unusual scalloped trim band facing the frieze. The gable end has a flared base; the flare extends lower than the eave returns. The attic vent has an unusual onion shape; it is trimmed by jigsaw flat boards. Bay window trim includes raised paneling below the windows; above the windows is a row of vertical panels. The house is clad in unusually narrow channel-rustic siding; a section of the front wall was extended when the porch was enclosed. The front bay window unit consists of a pair of one-lite casement windows topped by a single-lite transom. The remaining fenestration, including the side units of the bay window and the three windows at the northeast corner, generally consists of 1/1 double hung windows.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1894, assessment books, 113 years old.

*P7. Owner and Address:

EILEAN O. NELSON
861 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Desimone House

B1. Historic Name: Charles J. Desimone House

B2. Common Name: 861 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1894.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A large shed and two-story carriage house at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 12 of Block 64 appears to have been constructed in 1894. The first identified resident was Charles J. Desimone who was a trimmer at the Electric Improvement Company. He and his family lived at this address until 1906. The house was then purchased by William S. and Susan McQuoid. The McQuoid family owned the house until at least 1930, using as a rental in the later years.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1890-1926.
 Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 *Resource Name or # (Assigned by recorder) Desimone House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from 1, DPR523a, P3a)

The porch has turned columns that support curved brackets that create archways along the simple porch beam. The low porch railing has a simple row of heavy balusters. The handrail at the front steps matches the porch railing; the newel posts are simple posts. The front door is recessed into the front wall with paneled side walls surrounding the opening; a transom tops the doorway. The setting includes a modest front yard and side yard with a driveway; the rear of the property is bounded by a service alley where there are outbuildings.

Photograph following page: rear carriage house, view facing west, 11/06.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 4 *Resource Name or # (Assigned by recorder) Desimone House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Grayson House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 868 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599230 mE/ 4131426 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of Martha Street.

APN# 472-17-047

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This raised Neoclassical bungalow is one story with a hipped roof covered in composition shingles. The moderately pitched main roof is accented by an asymmetrical, gabled pediment that tops a wide, shallow, angled bay window at the front. The gable end features a rectangular attic window set into square-cut shingles. The main mass of the house, clad in dual-bevel lap siding, has a roughly rectangular footprint with an "L"-shaped recessed porch that wraps the southwest corner. Round columns sit on the low, solid porch railing which is covered by dual bevel siding. The windows of the angled bay consist of a central single-lite lower sash with a diamond-pattern leaded-glass transom, flanked by two 1/1 double-hung windows. The house eaves are boxed. The front door is located on front porch which is accessed by wood steps with a new metal railing. Basement windows are visible in the foundation pony wall, and the remaining fenestration consists of 1/1 double-hung units in pairs and some single-lite fixed windows.

The setting includes a modest front yard with a short retaining wall enclosing the yard. Signage has been attached to the building indicating Casa de Milans Hair.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1907, city directories, 100 years old.

*P7. Owner and Address:

MILAN P. PAKES
868 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Grayson House

B1. Historic Name: Nancy Grayson House

B2. Common Name: 868 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence located at 868 South Second Street was constructed about 1907.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new five-bay garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 11 of Block 58 was constructed about 1907. The first identified owner was Nancy Grayson, who lived in the house with her sister Lucinda Rayburn. Both women were widows. By 1920, Clyde I. Stewart, a tire salesman, occupied the house. By 1924, Stewart, then owner of Rex Cleaners, owned the house. Stewart owned the property until at least 1930.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1906-1926.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Fouts House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 872 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599226 mE/ 4131409 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of Martha Street.

APN# 472-17-046

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story Neoclassical residence has a moderately pitched, hipped roof with a hipped dormer centered in the front. The roofing is composition shingles. The wood-framed building is clad in double v-groove wood siding. The dormer has an original window opening which has been covered with wood. An entryway containing the original front door is located in the recessed front porch. Originally the front porch was larger and encompassed almost half of the front elevation on the the front facade. By at least 1950, it was enclosed to create the existing smaller, offset porch. The porch has square columns that sit on a solid balustrade. Located at the west side of the front facade is a shallow bow window with three 1/1 double-hung wood windows. Double-hung 1/1 wood-framed windows are typical on other parts of the building. A brick chimney is present at the north side elevation of the building.

The site is simply landscaped with a concrete driveway to the north of the residence. A raised front lawn area is behind low concrete retaining walls. A concrete walkway leads to the front porch wood steps with replacement wood handrails.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1905, city
directories, 102 years old.

*P7. Owner and Address:

EMILIA C. RAMIREZ
875 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Fouts House

B1. Historic Name: David P. and Mary Fouts House

B2. Common Name: 872 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1905.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 11 and the northern one-fourth of Lot 14 of Block 58 was constructed about 1905. The first identified owners were David P. and Mary Fouts. Fouts was a painter and Mary was a teacher. The Fouts owned and occupied the property until at least the mid 1920s. Fouts left the house to his daughter Florence and her husband Cloyd E. Ogier. The Ogier family owned and occupied the house until at least the late 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1900-1950.
 San Jose School District Maps, c1930s.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 Sawyer, E., *History of Santa Clara County*, 1922.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Hays House

P1. Other identifier: 890 S. Second St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 890 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599218 mE/ 4131430 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of Martha Street.

APN# 472-17-045

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This simple one-story Craftsman-style bungalow has a front-gabled roof with a lower front-gabled porch projecting from half of the front façade. In the apex of the front-gabled roof is a latticed roof vent. The eaves feature exposed rafter tails with wide rake boards at the gable ends. The walls of the building are covered with stucco. The partial-width porch features square wood columns that rest on sloping piers. The front door wall is flush with the main front wall; there is a glazed wood door. Located on the porch is the front focal multi-lite wood window. Two fixed windows are located on the wall opposite the porch. Brick steps lead to the front porch. A stucco chimney is located on the north side of the residence.

The site is sparsely landscaped and most of the front yard of the house is paved with concrete and used for parking.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1921, city
directories, 86 years old.

*P7. Owner and Address:

FRANCIS O. & MARY F. GRIFFIN
1585 SANTA CLARA ST
SANTA CLARA CA 95050

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Hays House

B1. Historic Name: C. H. Hays House

B2. Common Name: 892 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence located at 892 South Second Street (formerly 890) was constructed in 1921.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An outbuilding, possibly an apartment building at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type:

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The first identified occupant of the house located on Lots 11 and 14 of Block 58 of the Reed Addition was C. H. Hays, who first appears in city directories in 1922. The Sanborn map of the block shows this lot vacant in 1921. By 1924, W.D.L. Fernald owns the house, which was sold about that year to Nellie P. Logan. Ms. Logan owned the property into the 1930s and apparently used it as a rental property.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 San Jose City Directories, 1920-1930.
 San Jose School District Maps, c1930.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1920-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Challen House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 891 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599240 mE/ 4131346 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of Martha Street.

APN# 472-17-040

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Neoclassical residence is one story in height and has a rectangular footprint. The building is topped by a hipped roof with a hipped dormer centered in the front roof section; the roof is covered with composition shingles. The stucco building is very simple in ornamentation. A recessed, offset porch wraps the south corner of the building; it is approached from a set of wood steps flanked by stepped walls. The porch is supported by square posts, with simple, angled capitals; the posts rest on a solid stucco balustrade. The front door is a single-glazed wood door. Fenestration consists of 1/1 replacement units. The wide attic window has leaded glass in a clathri pattern. A wraparound angled bay is located at the north side of the front facade. The bay is cantilevered and has a lower hipped roof.

The setting includes minimal landscaping; an almost identical house is adjacent at 893 South Second Street.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1902-1905, city directories, 102+ year old.

*P7. Owner and Address:

KENNETH & JOSEPHINE FERNANDEZ
1560 PEPPERTREE CT
MORGAN HILL CA 95037

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Challen House

B1. Historic Name: Victor Challen House

B2. Common Name: 891 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed early 1900s. Stuccoed in 2006 including replacement windows.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new shed is located at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 13 of Block 64 of the Reed Addition to the City of San Jose was constructed sometime between 1902 and 1905. The first identified occupant was Victor Challen, a realtor, who lived in the house in 1906-1907. By 1907, Michael E. Griffith, a real estate salesman, had acquired the house, living in it until about 1916. James and Isabella Casley owned the home by the early 1920s. James was a cement worker. By the early 1930s, C. E. Baker owned the house and between 1939 and 1942, C. M. Locke was occupant. L. O. Nelson owned and occupied the house by the late 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area. Although recently modified, its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1906-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Charles O'Brien House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 893 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599248 mE/ 4131337 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Second Street north of Martha Street.

APN# 472-17-041

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Neoclassical residence is one story in height and has a rectangular-shaped footprint. The building is topped by a hipped roof with a hipped dormer centered in the front roof section; the roof is covered with composition shingles. The walls are covered with stucco except for one corner of the porch, which is covered with beveled clapboard siding. The building is very simple in ornamentation. A recessed porch wraps the south corner of the front facade; it is approached via a set of replacement wood steps. The porch is supported by square posts with simple capitals; the posts rest on a solid stucco balustrade. The front door is a simple glazed wood door. Fenestration consists primarily of 1/1 replacement windows. An angled wraparound bay is located at the north side of the facade. The bay is cantilevered and has a lower hipped roof. Two square bays are located on the side elevation, one is original while the other, toward the rear of the house, is a more recent addition.

The setting includes minimal landscaping. An almost identical house is adjacent at 891 South Second Street; to the other side is a vacant lot.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1902-1905, city directories, 102+ years old.

*P7. Owner and Address:

ROBERT BARRON
893 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Charles O'Brien House

B1. Historic Name: Charles O'Brien House

B2. Common Name: 893 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed early 1900s. Stuccoed in 2006 including replacement windows.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 13 of Block 64 of the Reed Addition to the City of San Jose was constructed sometime between 1902 and 1905. The first identified occupant in 1906 was Charles Maurice O'Brien, son of Maurice O'Brien, owner of the well-known O'Brien's Candy Factory in San Jose. Charles was working as a confectioner in his father's establishment at the time of his residency in the house. Between 1908 and 1910, Josephine Wagoner, widow of Job Wagoner, was the owner/occupant of the house. Joe Malato owned and occupied the house in the 1920s and Audrey Quigley owned it in the 1930s when used as a rental. By the early 1940s, Peter Quigley and his wife Emma owned and occupied the house, selling to Mrs. E. E. Maxey in the late 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area. Although recently modified, its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1906-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Sanguinetti House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 894 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599222 mE/ 4131439 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Second Street north of Martha Street.

APN# 472-17-044

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story Craftsman-style bungalow has a front-gabled roof with a lower front-gabled porch projecting from the south half of the front façade. All sections of the roof are covered in composition shingles. The eaves feature exposed rafter tails. Outlooker brackets support the rake eaves; these feature barge boards with extended, angled tails. The walls of the building are covered with stucco and there is vertical half timbering at the gable ends above a wide frieze band. The porch has been enclosed and features short, battered columns resting on square piers that are clad in a brick veneer. The front door was obscured by a security grate and was not visible to document. Fenestration includes new vinyl windows in the original window openings and a small aluminum slider on the front facade. Most windows are covered with metal security grates. One original hopper window is extant in the front gable end.

The setting includes a landscaped, modest-size front yard and narrow side yard. There is a low concrete retaining wall along the sidewalk and a concrete walkway to the front porch. Metal posts attached by a chain provide a simple fence.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1921, building permit, 86 years old.

*P7. Owner and Address:

GONZALO MACIEL
894 S 2ND ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- ☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder)

Sanquinetti House

B1. Historic Name: Paul L. Sanquinetti House

B2. Common Name: 894 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house located at 894 South Second Street was constructed in 1921 (BP #154, February 19, 1921).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new one-car garage located at alley.

B9a. Architect: Clarence C. Peppin

b. Builder: Mt. Diablo Bldg Corp

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on portions of Lots 14 and 15 of Block 58 of the Reed Addition to the City of San Jose was constructed in 1921 by owner R. C. Wilson. Wilson retained the services of Clarence C. Peppin as architect and Mt. Diablo Building Corporation as the contractors. Peppin had been raised in Coyote, son of John Peppin. He worked as a carpenter for a number of years before taking up the design of buildings. The first owner/occupant of the five-room home, which cost approximately \$4,189, was Paul L. Sanguinetti. Sanguinetti, who owned the property until at least the 1930s, worked at Black's Packing Company. He and his wife Margaret had emigrated from Italy in 1896.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
San Jose Building Permits.
San Jose City Directories, 1920-1930.
San Jose School District Maps, c1930.
Thomas Block Book, Third Ward, 1924.
U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
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Page 1 of 1 *Resource Name or # (Assigned by recorder): Vacant lot - 895 S. 2nd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 895 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599253 mE/ 4131325 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northwest corner of South Second and Martha Streets.

APN# 472-17-042

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This property is a vacant lot.

*P3b. Resource Attributes: (List attributes and codes) None

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 9/06

*P6. Date Constructed/Age and Source:

☐ Historic ☐ Prehistoric ☐ Both
n/a

*P7. Owner and Address:

ROSE M. & LESLIE J. FAZEKAS
1981 ASSUNTA WAY
SAN JOSE CA 95124

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded:

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- ☒ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

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Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Perren House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 898 South 2nd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599213 mE/ 4131455 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast corner of South Second and Martha Streets.

APN# 472-17-043

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Craftsman-style bungalow designed by the prominent local architectural firm of Wolfe & McKenzie has a slightly raised, one-story, rectangular main mass with a moderately pitched front-gabled roof. A hipped roof extends sideways, south over the porch, and a shed dormer is centered on the south roof slope as well. The north wall steps out in an angle, similar to a bay window. A pair of corner square bays cantilever from the front façade on outlooker beams; these bays share their outer rooflines with the main gable, but have symmetrical slopes that butterfly inward. Two shallow square bay windows project south; they are located under the main eaves. As common for houses of this style, the eaves are deep and have exposed rafter tails. The rake ends of the gables are wide boards supported on series of outlookers. The main front gable includes a horizontal attic window with leaded glass in a lozenge pattern; there is a small vent above. The house is clad in tri-bevel drop siding and trimmed by slender corner beads at the corners and a sill band at the main window level.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1905, city
directories, 102 years old.

*P7. Owner and Address:

MARLENE J. KOMROSKY
898 S 2ND ST UNIT B
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Perren House

B1. Historic Name: Dr. Wilfred E Perren House

B2. Common Name: 898 South Second St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house located at 898 South Second Street was constructed in 1905.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A carriage house located at alley.

B9a. Architect: Wolfe & McKenzie

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C(3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 15 of Block 58 of the Reed Addition to the City of San Jose was constructed in 1905 by Dr. Wilfred E. Perren and his wife Bertha. It was designed by the well-known local architectural firm of Wolfe & McKenzie (Frank D. Wolfe and Charles S. McKenzie) and appeared in their Book of Designs published in 1907. Dr. Perren was a dentist who arrived in San Jose in 1897, and the couple lived at this address until about 1921. The next owners were William J. and Mary A. Baker of Los Gatos who appear to have used it as a rental property.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Craftsman style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

G. Espinola, *Cottages, Flats, Buildings & Bungalows, 102 Designs from Wolfe & McKenzie, 1907, 2004.*
 F. Harriman, *Block Book of the City of San Jose, 1909.*
 San Jose City Directories, 1906-1930.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
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Page 3 of 4 *Resource Name or # (Assigned by recorder) Perren House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Entry to this corner house is through a side porch with stairs that face front (west). The porch roof is supported by short Tuscan columns that rest on stone-patterned pillars. Between the piers is a low, solid balustrade. The porch beam is configured as a series of flat arches clad in siding. The front door is concealed by a security screen. Fenestration generally consists of ribbons of narrow, 1-lite picture windows topped by leaded-glass transoms in a diamond pattern. The setting includes a modest-size front yard and very narrow side yard surrounded by a low concrete retaining wall at the sidewalk; the front path leads from the corner of the parcel. The rear yard has been paved.

Photo next page:

Front elevation, view facing east, 3/06.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
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Page 4 of 4 *Resource Name or # (Assigned by recorder) Perren House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

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HRI #
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NRHP Status Code

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Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Hagan House

P1. Other identifier: 85 Margaret Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 695 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599151 mE/ 4131704 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northwest corner of South Third and Margaret Streets.

APN# 472-26-055

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This large one-story residence is rectangular in shape and has a low-pitched hipped roof covered with composition shingles. The unusually low residence has elements of Craftsman and Neoclassical styles. The deep eaves are boxed and are covered with a wide fascia board. The building is clad in stucco. A recessed front porch features one large column at the corner and a concrete porch floor. Fenestration on the building is composed of various types of Craftsman-style windows. A large arched tripartite focal window has a full-width arched transom area. This includes a fixed window flanked by two multi-lite windows on the front elevation. A pair of multi-lite doors face the main street and provide entry to the house, and an additional multi-lite French door faces sideways under the same roof. On the side elevation, a side porch has been enclosed with double hung windows and a glazed door providing a side entrance. Also on the side elevation is a fixed window with a multi-lite transom flanked by two thin 1/1 double hung windows. Fenestration on the rest of the building is of similar type. An interior chimney is evident from the front elevation.

A small one-story accessory dwelling is located at the rear of the parcel, at the alley and is addressed as 85 Margaret Street. The dwelling maintains the same style as the residence at 695 South 3rd Street. The house is rectangular in shape with a low-pitched hipped roof covered with composition shingles. The deep eaves are boxed and are covered with a wide fascia board. The building is clad in stucco.

(Continued on page 3, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1925, building permit, 82 years old.

*P7. Owner and Address:

KAREN L. & MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Hagan House

B1. Historic Name: Hubert Hagan House

B2. Common Name: 695 South Third St.

B3. Original Use: Single family residential B4. Present Use: Duplex

*B5. Architectural Style: Craftsman with Neoclassical details

*B6. Construction History: (Construction date, alterations, and date of alterations)

The primary residence and the accessory dwelling at the rear were constructed in 1925.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Detached dwelling, adjacent to rear alley, addressed as 85 Margaret Street.

B9a. Architect: Unknown

b. Builder: L. C. Rossi

*B10. Significance: Theme Architecture and Shelter Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 16 of Block 56 of the Reed Addition to the City of San Jose was constructed in 1925 by Hubert C. and Mary E. Hagan. The five- room house cost approximately \$3,500. Hubert, a native of Germany who immigrated from Germany in 1881, and Mary, born in Nebraska, had previously been fruit farmers in the Gilroy area. Mary Hagan was still living at this address in 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

San Jose Building Permit #394, 3/15/1925.
 San Jose City Directories, 1924-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1920-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



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Page 3 of 4 *Resource Name or # (Assigned by recorder) Hagan House

* Recorded By F. Maggi, C. Duval, & J. Kusz * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523A)

A small porch is framed by two large columns which lead to a glazed front door. Fenestration on the building is composed of various types of replacement sliding wood windows. A chimney is located on the west elevation. A small one-car garage is at the rear of the residence, accessed off the alley.

The site is simply landscaped with lawn and a few mature trees. A short concrete retaining wall separates the yard from the street. At the corner, the wall accommodates concrete steps which lead to the front porch. A black metal fence tops the wall around the site. A lean-to addition and fence has been built on the north side of the building.

Photo next page:

Front elevation of 85 Margaret Street, view facing north, 3/06.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 4 *Resource Name or # (Assigned by recorder) Hagan House

* Recorded By F. Maggi, C. Duval, & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Simonitsch-Schirle House

P1. Other identifier: 60 Margaret Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 703 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599176 mE/ 4131679 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southwest corner of South Third and Margaret Streets.

APN# 472-17-065

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story, Neoclassical multi-family residence features a double side gable with a slightly asymmetrical gable accenting the front facade. A large one-story porch with a hipped roof spans the full width of the front facade. The original porch has been partially enclosed and features an added, steeply pitched gable entrance that projects forward. The roofs are covered with composition shingles with boxed eaves and integral gutters. The residence is clad in synthetic wood siding. The front porch has been enclosed with v-groove wood siding and new vinyl windows. On the north side of the porch, the original porch configuration still exists, with Tuscan columns supporting the porch roof. On the south side, the Tuscan columns have been incorporated into the new porch and serve as pilasters. The house has two original entrances on the porch and a newer entrance on the Third Street facade. Fenestration consists of new vinyl windows in the original, symmetrically placed openings. Brick steps lead to both entryways, which have metal railings.

The secondary unit at the rear of the property is a one-story side gabled Ranch-style house. The building is clad in stucco with a brick veneer at the west end of the residence. Fenestration consists of aluminum sliding windows. The west elevation is covered with lattice which covers a window and provides privacy from the alley. The front yard is set on a raised short retaining wall which is topped by a lattice fence.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1893, city directories, 114 years old.

*P7. Owner and Address:

MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Simonitsch-Schirle House

B1. Historic Name: Jacob Simonitsch House

B2. Common Name: 703 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The primary house appears to have been constructed about 1893, however it was extensively remodeled in 1929. The rear dwelling was constructed by 1950.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Detached dwelling adjacent to rear alley, addressed as 60 Margaret St.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 1 of Block 57 appears to have been constructed about 1893. The first identified owner/occupant was Jacob Simonitsch. Jacob, an orchardist, died in 1897. The house appears to have been used as a rental for a few years and then in 1900, Teresa Simonitsch married Matthew Schirle, a native of Germany, and the couple lived at this address. Schirle, a boot and shoe salesman, occupied the house with his niece and two nephews in 1910. Schirle did \$1600 worth of remodeling to the house in 1913, and lived at this address until about 1921. By 1924, the property was owned by W. H. and Lena Johnson, who occupied the house until at least 1930. The house underwent a major remodel in 1929 costing \$3,500. This changed the original footprint of the house. Lena Johnson was still living at this address in the early 1940s, and by the end of that decade the house was the home of Delta Sigma Gamma Fraternity. The rear dwelling was constructed by 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

Photograph next page: rear dwelling unit, view facing southeast, 2/07.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 San Jose Assessor's Block Books, 1890s.
 San Jose Building Permits 7/30/1914; #378, 4/26/1929.
 San Jose City Directories, 1890-1950.
 Santa Clara County Great Registers, 1896.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 4 *Resource Name or # (Assigned by recorder) Simonitsch-Schirle House

* Recorded By F. Maggi, C. Duval, & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

A wrought iron fence, which is set inside the lattice fence, surrounds the south elevation of the house.

The setting includes modest front and side yards surrounded by low concrete retaining walls at the sidewalk; these are topped by a metal fence. A driveway to the south of the residence provides parking space for the building which now houses commercial uses.

Photo next page:

Front elevation of residence at 60 Margaret Street, view facing south, 1/07.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 4 *Resource Name or # (Assigned by recorder) Simonitsch-Schirle House

* Recorded By F. Maggi, C. Duval, & J. Kusz

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Reeve House #1

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 710 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599210 mE/ 4131680 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southeast corner of South Third and Margaret Streets.

APN# 472-27-095

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing, corner, multi-family house is Italianate in style. It has a slightly raised, two-story, rectangular main mass that offsets in plan to the rear. It is covered by a moderately pitched truncated hipped roof accented by a concave, front-facing, octagonal Mansard roof that tops a two-story angled bay window. Special detailing that distinguishes the bay window includes raised paneling above and below the upper windows and below the lower windows, a shallow flat roof between the two levels, which is supported by paired, carved Italianate brackets, and flat trim accented by thin pilasters at the angled corners. The double front entry is protected by a cantilevered gabled pediment, supported on corbels. As standard for the style, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. A prominent distinguishing feature is the series of carved Italianate brackets that accent the raised-panel frieze. The channel-rustic siding is trimmed by quoins at the corners. Fenestration on the front and sides of the house generally consists of 1/1 double hung windows with a segmental arch upper sash. The window and door trim is flat boards with an architrave surround; the windows have a heavy shed-roof hood. The two front doors have a three-panel screen door that obscures the main door designs; the front steps are wood with 4x4 handrails. At the north-side plan change, a side entry door also faces west and also has a three-panel screen door and wood steps. No basement-level windows are visible beneath the simple watertable, and the house appears to be set on concrete foundation. The setting includes modest front and side yards surrounded by a low concrete retaining curb.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1884, assessments,
123+ years old.

*P7. Owner and Address:

MICHAEL W. CHUBB
836 S 9TH ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code

5D2 3CS

Resource Name (Assigned by recorder)

Reeve House #1

B1. Historic Name: Oscar J. and Cora Reeve House

B2. Common Name: 710 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

Appears to have been constructed or relocated onto the site in 1884.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None. Curb cut at street.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 4 of Block 51A of the Reed Addition to the City of San Jose was constructed or relocated onto the site about 1884 by then owners Oscar J. and Cora Reeve. Reeve may have used it as a part-time residence, as directories do not indicate that he lived at this address. No residents were identified for this house until 1903 when widow, Mrs. Morgan D. Baker and her family rented the house. Mrs. Baker was the former Clara Balbach, daughter of pioneer blacksmith, John Balbach. The Bakers live at this address until 1906. Zelma C. Reeves, daughter of Oscar and Cora appears to continue using the house as rental property. By the 1920s, A.F. Currier & E. H. De Selms owned the property, and Currier resided at this address. By the early 1930s until at least 1950, Henry A. Hamilton was the owner/occupant of the house.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style, and retains a fairly high level of integrity to its original form and detailing, although has been modified somewhat when converted to a multi-family building. The property would therefore appear to qualify for the California Register under Criterion(3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose Assessor's Block Books, 1880s-1890s..
 San Jose City Directories, 1881-1950.
 San Jose School District Maps, c1930s.
 San Jose Tax Assessment Records, 1876-1882.
 Thomas Block Book, Fourth Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Morris House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 711 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599185 mE/ 4131662 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of Margaret Street.

APN# 472-17-066

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story house has some Neoclassical-style features, but is vernacular in its simplicity. The residence is square in plan with a hipped roof that is covered with composition roofing. The house is covered with v-groove wood siding, some of which has been replaced with newer v-groove siding low on the front elevation. The front door, which is new, is sheltered by a small, gabled projecting entryway with a flat arch which is supported by two thin wood posts. Two concrete steps lead to the front door stoop. Fenestration consists of new vinyl sliding windows.

The front yard is minimally landscaped and is surrounded by a short retaining wall and a metal fence.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1948, building permit, 58 years old.

*P7. Owner and Address:

KENNETH E. & GERALDINE E.
RITCHIE
300 BELBLOSSOM WAY
LOS GATOS CA 95032

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Morris House

B1. Historic Name: Ida Morris House

B2. Common Name: 711 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Vernacular with Neoclassical features

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed November 30, 1948 (BP #004745).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Modern-Way Homes

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north ½ of lot 4 of Block 57 of the Reed Addition to the City of San Jose was constructed in 1948 for Ida May Morris by Modern-Way Homes.

The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1945-1950.
Sanborn Fire Insurance Map Co., San Jose, 1950.

(Sketch Map with north arrow required.)

B13. Remarks: Non-Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Sim-Wilbur House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 719 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599189 mE/ 4131658 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of Margaret Street.

APN# 472-17-067

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This heavily altered, one-story house with a raised basement is rectangular in plan with two front gables, a gable roof on the side elevations and a shed-roof addition on the rear. The roof is covered with composition shingles. In its original configuration the house was much smaller and L shaped, and it included only the north gable. Sometime before 1915, the house was enlarged with the addition of the south gable and a small half-width front porch was created. Currently, the house has two differently pitched gables with slightly overhanging boxed eaves and rectangular attic vents. An angled bay window on the front facade has a low-pitch hipped roof. The half-width front porch is covered by a taller hipped roof and features a new metal balustrade with metal posts. The front door is obscured by a metal security grate. Fenestration includes aluminum sliding-glass windows; security grates cover the windows on the front elevation. Concrete steps with a new metal railing provide access to the residence.

The front yard is sparsely landscaped and is surrounded by a large hedge. A small concrete retaining wall surrounds the front yard.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1873, assessments,
133 years old.

*P7. Owner and Address:

VINCENT L. & ROSA D. LOPEZ
460 S 2ND ST
SAN JOSE CA 95113

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Sim-Wilbur House

B1. Historic Name: George Sim/Robert Wilbur House

B2. Common Name: 719 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Altered Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house appears to have been constructed about 1873 with a "Z" footprint; between 1891 and 1915, the southeast corner was filled in, creating its current rectangular form. Porch unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new shed with attached carport at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 4 of Block 57 of the Reed Addition to the City of San Jose appears to have been constructed about 1873. The first identified owner was George Sim, who had \$600 worth improvements of improvements on the lot as of March 1874. Sims, a native of England, identified his occupation as a minister in the 1870 census, then living in Petaluma with his wife Mary and son Walter. He listed his occupation as "presiding elder of the San Francisco District" in the 1875 city directory, identifying his home to be at the southwest corner of Margaret and Third Streets. By 1879, the property was owned by Robert E. and Emma C. Wilbur. Robert was an engineer and Emma was a dressmaker and both were natives of Pennsylvania. Also in the home were Bertha J. and Emma's sister Corinna Schamp who was also a dressmaker. Emma owned the house until her death in 1925. Subsequent owners included Anita Mitchell (early 1930s); Glen Phillips (mid 1930s); and Blanche Williams (mid to late 1940s).

This residential property, although originally constructed in 1873, has been irrevocably altered so that it no longer contributes to the historic character of the Martha Gardens Conservation Area.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose Assessor's Block Books, 1870s-1890s.
 San Jose City Directories, 1870-1950.
 San Jose Tax Assessment Records 1870-1875.
 Santa Clara County Great Registers, 1896.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1870-1930.

B13. Remarks: Non-Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Centella Church Ministers Residence
P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 720 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599214 mE/ 4131684 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street south of Margaret Street.

APN# 472-27-094

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-and-one-half-story Craftsman-style residence is rectangular in plan and has a front-gabled roof covered with wood shingles. The deep rake eaves are supported by triangular knee braces and are covered with narrow fascia boards. The wood-frame structure is clad in beveled, wood clapboard siding. A small recessed front porch with a solid balustrade features a single short square column with a simple capital. A paneled, wood front door is located on the porch. Fenestration on the building is composed of new vinyl windows that replaced the original sash, and the addition of an octagonal window on the south elevation. The roof has been altered with the insertion of a second-story addition. The shed roofed addition has overhanging eaves and a triangular knee brace that has been added to match the knee braces found on the front elevation. The addition is covered by bevel clapboard siding. There is simple landscaping and a brick planter is located at the front of the house underneath the front windows. A driveway is located to the south of the residence.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1922, building permit, 84 years old.

*P7. Owner and Address:

KAREN L. & MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Centella Church Ministers Residence

B1. Historic Name: Centella M. E. Church Ministers Residence

B2. Common Name: 720 South Third St.

B3. Original Use: Parsonage

B4. Present Use: Frat/Sorority House

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1922.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original one-car garage at alley.

B9a. Architect: Unknown

b. Builder: S.W. Talbot

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 5 of Block 51A of the Reed Addition to San Jose was constructed in 1922 by the Centella Methodist Episcopal Church for use by the ministers of their congregation. A building permit was taken out on March 20, 1922 which had a value of \$5,650 by contractor S. W. Talbot on behalf of the church. Ministers were living at this location until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

Sanborn Fire Insurance Maps 1921-1950.
San Jose Building Permit #244, 3/20/1922.
San Jose City Directories, 1920-1950.
Thomas Block Book, Third Ward, 1924.
U.S. Population Census, San Jose, 1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Whitaker House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 728 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599223 mE/ 4131671 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street south of Margaret Street.

APN# 472-27-093

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story residence is vernacular with Spanish Eclectic-style influences. It is rectangular in plan with a hipped roof covered with composition shingles. A gabled roof vent is located at the ridge line. The house has wide low eaves with exposed rafter tails and is clad in stucco. A small projecting porch with a hipped roof is located on the center of the front facade. Across the front of the porch is an exposed beam with brackets which lends a Southwestern feel to the residence. A built-in wood bench is also located on the front porch. Two three-part wood casement windows flank the front porch. These windows are thin multi-pane windows with single fixed transoms. On the south elevation, the windows are set into a bay sheltered by a roof hood. Brick stairs provide access to the low stoop and front door. An exterior chimney is located on the south facade and a ridge chimney is located at the rear of the residence.

A small concrete retaining wall surrounds the front yard; the yard consists of simple landscaping with a driveway is located south of the house.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1929, building permit, 78 years old.

*P7. Owner and Address:

PAUL & LAURIE N. SCANNELL
16949 OSCAR DR
GRASS VALLEY CA 95949

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Whitaker House

B1. Historic Name: Rev. James and Laura E. Whitaker House

B2. Common Name: 728 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Frat/Sorority House

*B5. Architectural Style: Vernacular Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed on September 20, 1929 (BP #754).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original garage at alley.

B9a. Architect: Unknown

b. Builder: The Minton Co.

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Block 51A of the Reed Addition and was constructed in 1929 by the Minton Co. for Rev. James and Laura E. Whitaker, the former minister of the Centella Methodist Church. The Whitakers moved to this house after vacating the church-owned house at 720 South Third Street. The Minton Co. appears to be associated with the Minton Lumber Co., which still operates in Mountain View. It is likely that they hired architects to design houses that then clients could choose from a catalogue. The six-room house cost approximately \$6,100. The Whitakers lived at this address until the mid 1940s. The subsequent owner was C. B. Carroll.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

San Jose Building Permits
 San Jose City Directories, 1928-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 U.S. Population Census, San Jose, 1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): January House

P1. Other identifier: 729-733 S. Third St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 731 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599198 mE/ 4131650 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of Margaret Street.

APN# 472-17-068

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Greek-Revival-style multi-family residence features a distinctive full-width gabled pediment atop its two-story front façade. The east-facing house has a raised, rectangular main mass with a side gable above a shallow south projection. Small flat-roof additions extend to both sides; the south one is a modification or replacement of an earlier bay window shown on Sanborn maps. The rear portion of the house is one story. A full-width, one-story front porch has a hipped roof; the porch includes replacement materials, including a concrete floor and steps and recent decorative wrought iron posts; it serves two doors. A narrow, deep, one-story porch serves the south side of the house where there is an additional entry. The eaves are moderate in depth and boxed. Special detailing that distinguishes this house includes a paired attic window unit with diamond-paned sash. The side casings have integral curved brackets; supported on these brackets and another outer pair of brackets is a shallow rooflet that stretches to the rake eaves. The remaining fenestration has been replaced with vinyl sash and has new trim. The two front doors have transom windows above security screens; the trim around these doors appears original, with architrave trim. The v-groove siding is covered by wide flat boards at the corners and a wide fascia board under the eaves. A flat board curves from the corner board to the fascia, acting as a stylized capital. The second story of the front wall is shingled. The setting includes a modest front yard that has mostly been paved one step above the sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1873, assessments,
133 years old.

*P7. Owner and Address:

MARIA GONZALEZ
325 LAGUNA DR
MILPITAS CA 95035

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) January House

B1. Historic Name: William January House

B2. Common Name: 731 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Greek Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house appears to have been constructed about 1872.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A carport located at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (2), (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 5 of Block 57 of the Reed Addition to San Jose was constructed about 1872 by William A. January. January, a native of Kentucky, came to California in 1849, eventually settling in Placerville where he operated a newspaper named the Mountain Democrat in 1854. He arrived in San Jose in 1866, immediately launching a newspaper called the *Santa Clara Argus*, which he sold in 1878 and was which merged with the *San Jose Herald*. In 1855, he had married Mary H. Murgotten, sister of Alexander P. Murgotten. Murgotten came to San Jose with the Januarys and worked on the *Argus* for several years and later founded *The Pioneer* in 1877. The Januarys moved to this house about 1872, and between 1875 and 1883, he served as the Santa Clara County Treasurer. They moved from this address until about 1884, soon after William was elected to be the California State Treasurer in 1883. Two of the January sons that lived in the house, Peter and William, had jobs at the *San Jose Herald* and one of them, Arthur D., was the deputy County Treasurer, working with his father. William also served as the County Tax Collector between 1893 and his death in 1916.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

(See page 3, DPR523L)

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) January House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 2, DPR523b, B10)

By the early 1890s, one of the January daughters, Clementina, and her husband Frederick W. Tennant, lived at this location until at least 1899. Frederick Tennant grew up on the farm of his uncle, John Tennant, in Edenvale, which later became the site of the Hayes Mansion. He was also the proprietor of the Dashaway Stables at 130 South Second Street. This livery building has been replicated on the History San Jose grounds on Senter Road. Tennant also served as Santa Clara County's Deputy Sheriff after he turned over the stables in 1894 to his brother-in-law, Lyman M. Hale. Margaret, daughter of Frederick and Clementina Tennant, was the owner of the house for a period of time. She married Buzz Francis and moved to the Philippines.

In the early 1900s, this large house was divided into two rental units and was addressed as 729 and 731 South Third Street. By 1909, Nancy E. Holt, widow of James E., was the owner, and she used the house as rental property. By the mid 1920s and 1930s, H. C. Bramkamp was the owner, also using the house as rental property.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a rare local architectural design within the Greek Revival style, although it has lost much integrity due to the window replacements and other modifications to the original fabric of the building. The house also important associations, including William January and John Tennant. Because of the reduced integrity, the building would not qualify for the National Register. However, the property would appear to qualify for the California Register under Criteria (2) and (3), and if the changes were reversed, could potentially be designated as a San Jose City Landmark structure.

(Continued from page 2, DPR523b, B12)

Guinn, J. G., *History of the State of California and Biographical Record of the Central Coast Counties*, 1904.

Felice, J. Personal communication with January/Tennant descendant, June 2006.

Harriman, F., Block Book of the City of San Jose, 1909.

Laffey, G. A. and R. Detlefs, *County Leadership*, 1995.

Loomis, P., *A Walk through the Past*, 1998.

Munro-Fraser, J. P., *History of Santa Clara County*, 1881.

Sanborn Fire Insurance Map Co., San Jose, 1884-1950.

San Jose Assessor's Block Books, 1870s-1890s.

San Jose City Directories, 1870-1950.

San Jose Tax Assessment Records 1870-1875.

Santa Clara County Great Registers, 1896.

Sawyer, E. T., *History of Santa Clara County*, 1922.

Thomas Block Book, Third Ward, 1924.

U.S. Population Census, San Jose, 1860-1930.

www.historysanjose.org/visiting_hsj/buildings/history_park/dashaway_stables.html

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 732 S. 3rd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 732 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599236 mE/ 4131659 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street south of Margaret Street.

APN# 472-27-092

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Minimal Traditional stucco apartment buildings has a roof composed of intersecting gables with a low-sloped gable facing the front. A square roof vent is located in the center of the front gable. The roof has slightly overhanging eaves; and an outer fascia board finishes the ends of the exposed rafter tails. A flat roof extends over the full-width north-side balcony that is supported by square columns along its length. The balcony railing is composed of diagonally placed wood members. Fenestration consists of aluminum slider windows, some of which have been replaced by new vinyl windows. Shutters surround the windows on the front elevation. Two awnings cover each of the second floor front facade windows. The front setback is surrounded by a metal fence and is sparsely landscaped.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1948, building permit, 57 years old.

*P7. Owner and Address:

STEPHEN P. & WAYLAND J. HERZIG
540 N SANTA CRUZ AVE STE 171
LOS GATOS CA 95030

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, & J. Kusz
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 732 S. 3rd St.

B1. Historic Name: None

B2. Common Name: 732 South Third St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1948.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Diagonal carports off of Patterson Street.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This property contains an 8-unit apartment building constructed in 1948. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Building Permits.
San Jose City Directories.

B13. Remarks: Non-Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Reeve House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 740 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599245 mE/ 4131638 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast corner of South Third and Patterson Streets.

APN# 472-27-091

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Neoclassical-style corner house features some Italianate detailing. The west-facing house has a raised, blocky, almost square main mass with a low-pitched hipped roof accented by front- and north-facing gabled pediments. The pediments top two-story angled bay windows. The rear portion of the house is one story. As standard for the period, the eaves are moderate in depth and boxed, with original integral wood gutters. Special detailing that distinguishes this house includes Italianate carved brackets along the eaves, both at the main level and along the porch. Entry is through a full-width, one-story hipped-roof porch. The porch is supported by Tuscan columns that are raised on a solid porch wall. The channel rustic siding is covered by wide flat boards at the corners. Fenestration is generally 1/1 double hung windows, including the bay window units. The windows are cased with flat board heads and sides, framed with architrave trim, and the aprons are shaped. The setting includes modest front and side yards with low concrete retaining walls at the sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1888+, city
directories, 119+ years old.

*P7. Owner and Address:

JOHN E. MALEK
740 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Reeve House

B1. Historic Name: Oscar J. and Cora Reeve House

B2. Common Name: 740 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed about 1888 by Oscar J. and Cora Reeve. Converted to a duplex, date unknown.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A four-car modified garage at rear.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 7 of Block 51A was constructed about 1888 by Oscar J. and Cora Reeve. The Reeves had acquired a large portion of the property that had formerly housed the James Frazier and Margaret Reed adobe house and grounds, which was subdivided later than the rest of the Reeds' property. Reeves came to Santa Clara County in 1878 and owned several pieces of property outside the city. Although his biography says he purchased this house, directories and block books indicated that it was constructed on this site about 1888 and the family is shown as living at this address in 1889. Given the unusual character of the design for the period, it is possible that a earlier Italianate house was relocated to the site and modified with an addition at the rear in 1888. The front porch was added by 1915.

Reeves died in 1901, and his widow, Cora, remarried John W. Mitchell, also an orchardist. John and Cora lived at this address, Cora dying in 1928 and John in 1932. After John's death, the house remained vacant until about 1937, and then continued to be used as a rental property until the late 1940s when owned by L. S. Deasy.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

Photo following page:

Detached garage on Patterson Street, view facing north, 3/06.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

Guinn, J. G., *History of the State of California and Biographical Record of the Central Coast Counties*, 1904.
 Harriman, F., *Block Book of the City of San Jose*, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose Assessor's Block Books, 1880s-1890s.
 San Jose City Directories, 1887-1950.
 San Jose Tax Assessment Records 1887-1889.
 Santa Clara County Great Registers, 1896.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Reeve House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Reene-Koch House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 741 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599207 mE/ 4131637 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of Margaret Street.

APN# 472-17-069

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This wide two-story multi-family residence is a Neoclassical styled house rectangular in shape. It has a hipped roof with a one-story projecting side porch on the south elevation. Roofing is composition shingles and the building is clad in what appears to be synthetic wood siding. Corbels line the soffit below the roof eaves which have been lined with aluminum gutters. At the corners of the overhanging eaves of the main roof and the porch roof are a small drop pendant. The front facade is symmetrical with four evenly spaced large windows separated by two smaller windows in the center. The original windows have been replaced with metal multi-pane windows. The new windows are smaller than the original windows and the lacking space has been replaced with an insert sheathed in wood shingles. This treatment has been applied on each window opening. Two latticed basement vents are located beneath the large windows on the front elevation. Other fenestration consists of various sized multi-pane metal windows. The side covered entry porch is framed by square columns with capitals and approached by a wide set of concrete steps. The glazed front door is located on the front porch and set into a bay window creating a diagonal entry to the building

The front yard is raised and framed with a concrete retaining wall with wide concrete steps that penetrate the wall to lead to the front porch. The front yard is simply landscaped with lawn.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Circa 1905, city directories,
101 years old.

*P7. Owner and Address:

KAREN L. & MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder)

Reene-Koch House

B1. Historic Name: Mary Reene/Valentine Koch House

B2. Common Name: 741 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed about 1905 by Mary Elizabeth Reene. Converted to 6-unit apartment complex per building permit in 1943 (Bridges Construction)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original outbuilding is located at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (2), (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 8 and a narrow portion of Lot 5 of Block 57 of the Reed Addition to the City of San Jose was constructed about 1905 by Mary Elizabeth Reene. Mary was the daughter of William P. Dougherty, owner of the Santa Clara Valley Mill and Lumber Company and a co-founder of the San Jose Brick Company. He was one of the most prominent businessmen in San Jose prior to his death in 1893. W. P. Dougherty along with Fred Dreischmeyer and Denis Corkery established the San Jose Brick Company in 1884. The brick plant and yard was located at 1916 Fruitdale Avenue and comprised 60 acres. Mary married Peter Reene, who by 1892 was the secretary of the San Jose Brick Company. She was a widow at the time of the construction of this house. William P. Dougherty Jr., a brick manufacturer, lived with his sister at this location, as did Mary's three daughters, Jane, Mary and Mildred. Most likely, W.P. Dougherty Jr. worked for his fathers brick business.

(Continued on page 3, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

See page 3, DPR523L

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Reene-Koch House

* Recorded By F. Maggi, C. Duval, & J. Kusz * Date 1/22/2007 ☒ Continuation ☐ Update

(continued from page 2, DPR523b, B10)

By 1912, Valentine Koch was living at this address. Koch was a partner in the business of Keiser & Koch, harness makers, saddlers, carriage at 318 Market Street in San Jose. Born in 1850, Koch was a native of German who settled in San Jose in 1867. For 13 years he worked for Marcus Stern as a harnessmaker, then established the business with Keiser in 1880. Koch was elected to the San Jose Common Council in 1884 and 1886, and served as mayor in 1896-97. He was also appointed by Governor Waterman as a commissioner of the Agnew Asylum for four years. He helped organize the San Jose Building and Loan Association, serving as a founding director and president during his tenure in this house. He was also a director of the First National Bank. In 1915, he established V. Koch & Sons, dealership for the Elgin Six automobile. Koch died in 1926, and his wife Mary, son Bert V., and daughter Edith Johnson and husband Ralph remained living in the house until the early 1940s; and by 1945, it became known as the May Apartments.

The design of this house is similar to a design in Wolfe & McKenzie's 1907 Book of Designs, a pattern book of local residential architecture. Similar to houses at 41 South Thirteenth St. and 646 South Fifth Street, this house has similar floor plan to that was profiled by Espinola under his listing as house #39. The Renne-Koch House however has some slightly different characteristics, lacking the front fireplace and having corbels at the soffit rather than a dentil course.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Neoclassical style, although it has lost much integrity due to the window replacements and other modifications to the original fabric of the building. The house also has important associations, in particular with Valentine Koch, who was a German immigrant who established himself as a businessman in early San Jose, served as a councilman, and was mayor from 1896-1897. His involvement with the San Jose Building and Loan Association, First National Bank, and the V. Koch & Sons dealership indicate diverse involvement in the economy of San Jose at the turn of the century. Because of the reduced integrity, the building would not qualify for the National Register. However, the property would appear to qualify for the California Register under Criteria (2) and (3), and if the changes were reversed, could potentially be designated as a San Jose City Landmark structure.

(Continued from page 2, DPR523b, B12)

Espinola, G., *Cottages, Flats, Buildings & Bungalows, 102 Designs from Wolfe & Mckenzie, 1907*, 2004.
Guinn, J. G., *History of the State of California and Biographical Record of the Central Coast Counties*, 1904.

Harriman, F., *Block Book of the City of San Jose*, 1909.

Sanborn Fire Insurance Map Co., San Jose, 1901-1950.

San Jose City Directories, 1904-1950.

Sawyer, E. T., *History of Santa Clara County*, 1922.

Thomas Block Book, Third Ward, 1924.

U.S. Population Census, San Jose, 1870-1930.

<http://calbricks.netfirms.com>

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 751 S. 3rd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 751 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599211 mE/ 4131624 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street across from Patterson Street. APN# 472-17-070

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This wide two-story Modern stucco apartment building has a flat roof with deep, cantilevered eaves. Access to the building is by a recessed central entrance. Fenestration consists of sliding aluminum windows. There is virtually no ornamentation. The setting includes a narrow foundation planting strip at the front of the building. A driveway is at the front of the building, which leads to a three-bay garage facing the street. The front setback is landscaped with ornamental rock and a large hedge.

This property is one of two apartment complexes on the block that were constructed in the later half of the twentieth century, which replaced earlier houses. The remaining properties contain buildings of earlier vintage built originally as single family homes.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1960, building permit, 46 years old.

*P7. Owner and Address:

HAYDEN COGGINS
2995 WOODSIDE RD STE 400
WOODSIDE CA 94062

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- ☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 751 S. 3rd St.

B1. Historic Name:

B2. Common Name: 751 South Third St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1960 (BP #033080).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new one-car garage at alley.

B9a. Architect: Unknown

b. Builder: K & H Construction

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This parcel contains an 11-unit apartment building built in 1960 for L. Furnare. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Building Permits.
San Jose City Directories.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 4S

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Brownlee House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 754 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599236 mE/ 4131633 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southeast corner of South Third and Patterson Streets.

APN# 472-18-006

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne designed by prominent local architect W. D. Van Siclen has a raised, two-story, main mass with a steeply pitched hipped roof that is accented by a front-facing gabled pediment over a two-story projecting bay. The first floor of the bay is an angled bay window; the second story steps out into a square room. The main entry is through a one-story porch that wraps the southwest side of the house; the house has a roughly rectangular footprint including the porch. The porch has a hipped roof with a gabled pediment over the front steps. On the north side of the house (facing Patterson Street) is a gable roof over a two-story bay window. The house steps down to a flat roof at the rear. The eaves are moderate in depth and boxed with integral gutters and round downspouts. The v-groove wood siding of the first floor is typical for the era; the upper story is clad in shingles cut in a crenellated pattern. The upper floor features a wide frieze at the eaves and the shingles flares out over a trim band between the two floors. Trim includes a decorative band, similar to a rope style, along the eaves and rake eaves. The side casings of the windows, both upper and lower, are flat boards.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1891, *SJ Daily Mercury*, 115 years old.

*P7. Owner and Address:

SCOTT L. & JUDITH M. MORRELLA
1898 CURTNER AVE
SAN JOSE CA 95124

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 3S 5D2

Resource Name (Assigned by recorder) Brownlee House

B1. Historic Name: James Brownlee House

B2. Common Name: 754 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1891. Rear alterations unknown date.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A garage is located at rear of property which is accessed on Patterson Street.

B9a. Architect: W. D. Van Siclen

b. Builder: A. E. House

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at 754 South Third Street was constructed in 1891 for Dr. James D. Brownlee. The house was designed by well-known architect of this period, William D. Van Siclen, and the contractor for the job was A. E. House. The Brownlee house consisted of 10 rooms and included a barn, with the total value estimated at \$4,000. Not only was James Brownlee a physician, but two of his sons, George D. and Charles Y. were also practicing physicians. James Brownlee passed away in the late 1890s, and his widow, Mary Jane, and her children remained in residence until the early 1920s. By 1923 until the 1930s, Lois V. and Glen Williams owned the house; and by the mid 1940s, N. A. and Mildred Abinante owned and lived in the house, running it as a boarding house.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1950.
 San Jose Daily Mercury, Building Notes, 12/9/1891.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 4 *Resource Name or # (Assigned by recorder) Brownlee House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The main gable end features shingles cut in a distinctive wave pattern; a pair of small, narrow, Mannerist, windows have a 6/1-lite pattern in miniature; these windows have architrave trim on their casings. Of note also is the unusual, wide mullion band between the upper windows in the front bay; it consists of flat panels in a ladder pattern; a similar pattern spans the header area of the first-floor angled bay window. That panel has a pattern of wide and narrow panels. The front window of the lower bay is a Roman arch with bas-relief foliage in the corners. The window consists of a square one-lite picture window topped by an elaborate stained glass arched transom. Carved brackets support the cantilevered corners and meet at turned pendants.

Bas-relief foliage fills the porch pediment. The porch has Composite columns that support a spindlework spandrel; these sit atop the porch handrail. The porch railing is a pattern of heavy balusters arranged in a square grid pattern. The front steps flare outward at their base; the handrail at the steps is spindled, and the newel posts are turned with heavy ribbing. The double front door is recessed into the front wall of the house; the sides of the recess are paneled. The doors have beveled upper lites, and are topped by a multi-lite transom with a main lite surrounded by a frame of small squares. A high window with a similar muntin pattern faces south onto the wrapped porch. The corner parcel includes a modest front yard.

Photo next page:

Patterson Street facade, view facing east, 3/06.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 4 *Resource Name or # (Assigned by recorder) Brownlee House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Foley House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 755 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599220 mE/ 4131612 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of East Virginia Street.

APN# 472-17-071

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This nineteenth-century house has been altered over the years, and few remaining features represent its original form and detailing. According to Sanborn maps, this east-facing house once had square bay windows facing front and to the south side while an angled bay faced north; these bays have been removed. The one-story house has a raised, roughly rectangular main mass under a cross-gabled roof with an asymmetrical front-facing gable. Entry is through a projecting, very-low-slope shed-roof porch with a single post in the corner. The eaves are moderate in depth and boxed, without original gutters. The house has been clad in large asbestos shingles. A brick veneer wainscoting surrounds the porch wall, which is constructed of brick, with a recent wrought-iron balustrade. The front door and all the fenestration have been replaced; the new windows are of modern proportions and materials. The trim feature that still represents an earlier era is the circular attic vent with its hood. The setting includes a modest, paved front yard with a low concrete retaining wall at the sidewalk and a driveway along the south side of the property.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1886, Sanborns and assessments, 120 years old.

*P7. Owner and Address:

HERIBERTO NEVAREZ
755 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Foley House

B1. Historic Name: Dennis Foley House

B2. Common Name: 755 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Altered to Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed about 1886.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

The rear portion of this lot has been split off and contains a contemporary six-car garage that is associated with the multi-family dwelling at 772-776 South Second St.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 12 of Block 57 of the Reed Addition to the City of San Jose was constructed about 1886 by Dennis Foley, a native of Ireland. Foley worked as a gas fitter and later a sewer contractor. His son Frank W. was a book binder, daughters Kate, a teacher, and Annie, a hair dresser. The Foleys lived at this address until about 1895 when Abel and Ann Whitton purchased the property. Abel was retired and the couple was in their eighties when living in the house. By 1903, the Whittons had gone and Martin Murphy was living in the house. Murphy (born 1873 and a great grandson of Martin Murphy Sr.) was the County Auditor during his period of residency. By 1909, the house was owned by J. W. Crider who appears to have used it as a rental property. Wilfred and Josephine Weller owned the property by 1910 until 1918. Between 1919-22, Winfield S. and Cornelia Mathew owned the house, followed by J. R. Davis. Various renters were occupying the house until the late 1940s, when E. H. Williams became the owner/occupant.

The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use and built during the period in which the residential neighborhood developed, it has lost too much integrity to its original design and form to contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880s-1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1884-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 4S

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Abbott-Baker House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 756 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599258 mE/ 4131608 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street north of East Virginia Street.

APN# 472-18-005

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne designed by prominent local architect W. D. Van Siclen has a raised, two-story, main mass with a steeply pitched hipped roof that is accented by a front-facing gabled pediment over a square, two-story, projecting bay. A two-story angled bay window projects to each side. The main entry is through a one-story porch that wraps the northwest corner of the house. The porch has a hipped roof with a gabled pediment over the front steps. The eaves are moderate in depth and boxed with added gutters and round downspouts. The v-groove wood siding is typical for the era; trim includes fluted corner boards decorated with raised buttons at the top and base. The side casings of the windows are flat boards, and the aprons are jigsawed.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1891, *SJ Daily Mercury*, 115 years old.

*P7. Owner and Address:

WOLFGANG SCHAACHTER
627 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

Abbott-Baker House

B1. Historic Name: Ephraim A. and Mary J. Abbot House

B2. Common Name: 756 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A garage is located at rear of property.

B9a. Architect: W. D. Van Siclen

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 2 and a portion of Lot 1 of Block 51B was constructed in 1891 for then-owners Ephraim A. and Mary J. Abbott. Abbott was a realtor. W. D. Van Siclen was the architect for the 11-room house, which cost about \$3,500. By 1894, Insurance agent Morgan Dillon and Clara Baker were the owners. Clara was the daughter of John Balbach, pioneer blacksmith and carriage manufacturer who resided at the northwest corner of Pierce and Market Streets. Baker died in 1902 and his family moved to 710 South Third Street. By 1909, the property was owned by Christiana J. Hersey, but no information has been found about her. During the ensuing years the house appears to have been used as a rental. By 1924, Ed Johnson was the owner, who also appears to have used this as income property. By the late 1930s, C. E. Chester was the owner occupant, followed by M. F. Jans in the late 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

Footnote, H., *Pen Pictures of the Garden of the World*, 1888.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1950.
San Jose Daily Mercury, Building Notes, 12/9/1891.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Abbott-Baker House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The main gable end features shingles cut in a crenellated pattern. A triangular carved sunburst panel cantilevers above a small, multi-lite window. The panel is integrated into the fluted bargeboards that feature a bull's eye where they meet and a bull's eye at each rounded end. The fluting ends with a raised square. The circle and square motifs are repeated in the design of the bay windows; the paneling below the sash has bands of fluting with a rosette centered on each side of a central pyramidal panel. The corner posts are fluted with a square rosette at the sash line. The front window of the lower bay is a large picture window with three lites; it is topped by a transom with a central diamond lite flanked by vertical rectangular panes. The front window of the upper bay consists of a large picture window with a stained glass transom. The wide, rectangular transom has a central colored circle surrounded by a frame of small lites. Carved fan brackets support the cantilevered corners of the roof. The remaining fenestration includes primarily onoe-over-one, double-hung windows.

A pattern of raised pyramid paneling fills the porch pediment. The porch has turned posts that support a turned spindlework spandrel and a low handrail. The porch railing is a pattern of heavy balusters arranged in a square grid pattern above a row of decorative scroll-cut arches. The front steps are brick, and the newel posts are square with turned caps. The front door is recessed into the front wall of the house; the sides of the recess are paneled. The door has a single-lite transom. The parcel includes a modest front yard surrounded by a low concrete retaining wall.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Hastings House

P1. Other identifier: 804 S. Third St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 757 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599232 mE/ 4131591 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of East Virginia Street.

APN# 472-17-073

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Italianate cottage has a slightly raised, one-story, roughly rectangular main mass with a moderately pitched full-width front gable roof. A number of bay windows and shallow room projections add complexity to the plan; these are also covered by gabled roofs. A flat-roof square bay window projects asymmetrically to the front, and a flat-roof porch wraps the northeast corner of the cottage. As standard for the period, the eaves are moderate in depth and boxed. Special detailing that distinguishes this house includes the circular attic vent protected by a hood, the slender porch posts trimmed out as columns, and the bulls eyes at the bay window corner posts. Above and below the windows in the bay window is raised paneling. The porch has flat arches that support the spandrel beam. The low handrail has turned balusters. Fenestration on the front and sides of the house is generally 1/1 double-hung windows, but the front bay window unit includes a 1-lite fixed picture window topped by a pair of transoms. The front door is has a single viewing lite above four square raised panels, a wide panel is located in the top rail. The setting includes a modest front yard surrounded by a low concrete retaining wall; the rear of the property is accessed from a service alley.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing southwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1883, assessments, 123 years old.

*P7. Owner and Address:

GIM SIM TONG
365 AVENIDA DEL ROBLE
SAN JOSE CA 95123

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Hastings House

B1. Historic Name: A.L. Hastings House

B2. Common Name: 757 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence was constructed c1883.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A shed is located at rear of property.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 13 of Block 57 appears to have been constructed about 1883. The first owner/occupant identified was A. L. Hastings. Hastings was a blacksmith with Second Street resident William Hollis. Hollis's blacksmith shop was on South First Street. By the 1890s, the house was owned by Theodore K. and Joseph C. Black. J. C. Black was a local grocer. The occupant of the house during this period was Lewis Corydon Black, son of Joseph and nephew of Theodore. Lewis had married in 1895 to Minnette D. Shartzer. In the late 1890s, he was a bicycle merchant. The Blacks lived at this address until about 1899, as in 1900 Lewis was back living with his father, Joseph C. Black. Between 1904 and 1908, George Arthur Lamb, a salesman, occupied the house. By 1909, B. M. Featherston owned the house, but appears to have used it as a rental property. About 1919, Norman W. and Mabel Warner purchased the house. Mrs. Warner was still living at this address as late as 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style, although somewhat vernacular in execution, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the California Register under Criterion(3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Assessor's Block Books, 1880s-1909.
 San Jose City Directories, 1881-1950.
 San Jose Tax Assessment Records, 1880s.
 Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
 Thomas Block Book, Fourth Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: IS

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 4S

Other Listings

Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Fullagar House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 758 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599266 mE/ 4131591 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street north of East Virginia Street. APN# 472-18-004

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne house designed by prominent local architect W. D. Van Siclen has a raised, two-story, main mass with a steeply pitched hipped roof that is accented by a front-facing gabled pediment over a two-story projecting bay. The first floor of the bay is an angled bay window; the second story steps out into a square room. The main entry is through a one-story porch that is partially projecting and partially recessed. The house has a roughly rectangular footprint with a slight jog to the north near the rear. The porch has a front-gabled roof. The eaves are moderate in depth and boxed with integral gutters and round downspouts. The v-groove wood siding of the first floor is typical for the era; the upper story is clad in shingles cut in a crenellated pattern. The upper floor features a frieze at the eaves and the shingles flare out over a trim band between the two floors. Trim includes a decorative band, similar to a rope band, along the eaves and rake eaves. The side casings of the windows, both upper and lower, are flat boards. The remaining fenestration consists primarily of one-over-one double-hung wood windows.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1891, *SJ Daily Mercury*, 115 years old.

*P7. Owner and Address:

LORENA N. AVILA
758 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Fullagar House

B1. Historic Name: Isabella Fullagar House

B2. Common Name: 758 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A garage is located at rear of property.

B9a. Architect: W. D. Van Siclen

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house constructed on Lot 3 and a small portion of Lot 4 of Block 51B of the Reed Addition was constructed in 1891 for Mrs. Isabella K. Fullagar. Fullagar and her husband had been born in New York, and had lived in Ohio where their daughter Blanche was born just prior to their coming to San Jose. Isabella was still alive in 1900, age 54, living in the house with four of her children of eight, the other four had died by that time. The home was designed by W. D. Van Siclen, one of the well-known designers of Queen Anne Victorian homes during the 1890s. The house was two stories and had nine rooms and cost an estimated \$2,298. The Fullagar sisters Lillian (50) and Blanche (40), lived at this address at least until 1930, and worked at a local high school.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1926.
 San Jose Daily Mercury, Building Notes, 5/6/1891.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Fullagar House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The main gable end features shingles cut in the same crenellated pattern as the second story walls; a single, square attic windows has architrave trim on its casings. The front window of the lower bay consists of a square one-lite picture window topped by a multi-lite transom with a grid of small squares. Carved brackets support the cantilevered corners and meet at turned pendants. A grid of square panels fills the porch pediment. The porch has urn-shaped turned posts that support arched, corner fan brackets. The porch railing includes very simple, widely space balusters that are connected to heavy, beveled newel posts at the landing and slender turned posts at the base. The lower posts may be replacements. The front door and transom are recessed into the front wall of the house; the sides of the recess are paneled. A simple brick chimney is located near the front corner of the south side of the house. The setting includes a modest front yard bordered by a low concrete retaining wall; a driveway passes to the south side of the house.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 759 S. 3rd St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 759 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599245 mE/ 4131570 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of East Virginia Street. APN# 472-17-074

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Minimal Traditional stucco apartment building has a hipped roof of composition shingles surrounded with short open eaves with exposed rafter tails. The first story contains two garage bays with flush doors offset to the right of the front facade. Additional parking is accessed off the rear alley. Fenestration consists of aluminum sliders trimmed with wide flat boards. Ornamentation on the building consists of applied brick veneer that covers the bottom half of the front facade.

The entire site has been paved with concrete. This property is one of two apartment complexes on the block that were constructed in the later half of the twentieth century, which replaced earlier houses. The surrounding properties contain buildings of earlier vintage built originally as single family homes.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1957, building permit, 49 years old.

*P7. Owner and Address:

WILLIAM K. & INGRID A. BARRY
10341 STOKES AVE
CUPERTINO CA 95014

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 759 S. 3rd St.

B1. Historic Name: None

B2. Common Name: 759 South Third St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1957 (BP #024847).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A detached carport is located at alley.

B9a. Architect: Unknown

b. Builder: Willard L. Shaw

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This parcel contains a 7-unit apartment building constructed in 1957 for M. E. McCart. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Building Permits.
San Jose City Directories.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Tupper-Bradford House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 760 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599275 mE/ 4131574 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street north of East Virginia Street.

APN# 472-18-003

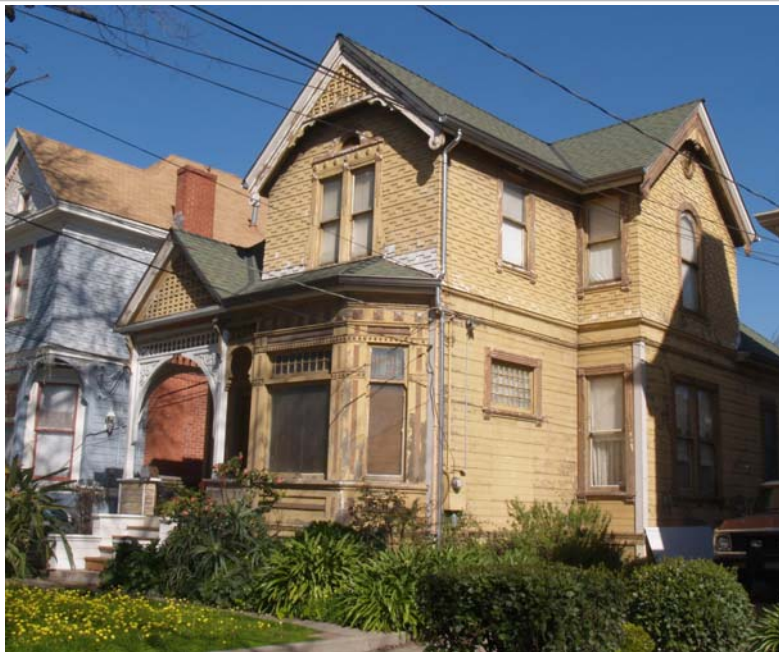
*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne house designed by prominent local architect Francis W. Reid has a raised, two-story, rectangular main mass topped by a moderately pitched hipped roof that is accented by projecting gables to the front and south side. A large gabled dormer faces north. The projecting front porch, with a gable over the steps, shares its full-width hipped roof with a single-story angled bay window. A one-story bay window projects to the north side under a flat roof. As standard for the period, the eaves are moderate in depth and boxed, with later added metal gutters. The v-groove siding at the first floor is trimmed by flat-boards at the corners and topped by a wide frieze band; the second floor is clad in crenellated shingles. Special detailing that distinguishes this house includes decorative bargeboards at the main gable end, decorative trim at the bay window and porch, and decorative window surrounds. The bargeboards are studded by raised buttons along their length; they flare into a circle at their ends, accented by a raised bull's eye. A triangular panel accents the apex of the gable; the panel features a grid pattern with a raised button in each opening; a shell is carved into the base and slender corbels support the outer corners. The bay window features a large, square one-lite picture window topped by a multi-lite transom; the side windows have small upper sash and tall, narrow lower sash. The side mullions are fluted and decorated with raised buttons; panels above and below the windows feature a band of reeding; also above the windows is a wide frieze accented by pyramical blocks.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1891, *SJ Daily Mercury*, notes, 115 years old.

*P7. Owner and Address:

BENJAMIN M. & PHYLLIS T. MEADOWS
760 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

Tupper-Bradford House

B1. Historic Name: Otis M. Tupper/Waldo E. Bradford House

B2. Common Name: 760 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original two-story carriage house at alley.

B9a. Architect: Francis W. Reid

b. Builder: F.S. Nickerson

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 4 of Block 51B of the Reed Addition was constructed by owner Otis M. Tupper in 1891. The architect for the project was Francis W. Reid, a well-known designer of Queen Anne Victorian houses during the 1890s. The seven-room house cost approximately \$2,400 and was constructed by contractor F. S. Nickerson. Tupper appears to have constructed this house for speculation, as, upon its completion, it was sold to Waldo E. Bradford, a stock raiser. Bradford and his wife Minnie remained the occupants of this home until about 1910 when it was sold to John H. B. and Julia M. Pope. Pope, an orchardist, and his family lived at this address until the early 1920s. By 1924, Amelia Taylor was the owner of the house; and the house was used as a rental until the late 1940s when L. D. Mortimer lived in and owned the house.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1926.
 San Jose Daily Mercury, Building Notes, 5/6/1891.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1870-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Tupper-Bradford House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The porch has square posts that support a spindled spandrel and carved corner panels that create an arched opening. The posts rest on a low, solid railing. The closed pediment features a grid and button pattern that matches the main gable panel. Between the face of the bay window and the porch post is a pair of elongated corbels that create a narrow keyhole arch. Fenestration generally consists of 1/1, double-hung windows; however, there is a high, multi-lite accent window facing south, a small arched transom over the second floor paired window unit facing front, and arched upper sash within the side gables. A distinctive window is the large arched unit in the north dormer. Window trim includes pyramidal corner blocks and reeding, as well as shaped apron blocks. The double-wide front door is recessed into the main front wall. The setting includes a modest front yard with a concrete retaining wall at the sidewalk; a driveway passes by the south side of the house.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Wells House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 787 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599254 mE/ 4131557 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of East Virginia Street. APN# 472-17-075

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing house has both Shingle style and Neoclassical style influences. Distinctive in its form and detailing, this one-and-one-half-story house has a raised, rectangular main mass with a steeply pitched gabled-hipped roof that extends forward into a lower-pitched shed roof. Recessed beneath the lower-pitched portion of the roof is an angled front bay window that is side by side with an angled front porch. These two elements create a central "V" in the plan of the front façade. Centered in the roof is an angled, gabled, dormer. The dormer has a large, cantilevered, shingle-style gable and sits behind an angled front balcony that is recessed into the roof. Behind the dormer is a second gable at the ridge of the main roof.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1892, city
directories, 114 years old.

*P7. Owner and Address:

EDWARD D. SILVA
789 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Wells House

B1. Historic Name: George and Emma Wells House

B2. Common Name: 787 South Third St.

B3. Original Use: Single family residential B4. Present Use: Duplex

*B5. Architectural Style: Neoclassical with Shingle-style influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1892.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original two-and-a-half story carriage house at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 16 of Block 57 of the Reed Addition to the City of San Jose was constructed about 1892 by George S. Wells and his wife Emma. Wells was the clerk of the Board of Supervisors when the house was first constructed and later became the Principal of Washington School. In 1904, he was elected Superintendent of San Jose City School District. The Wells lived at this location until the early 1920s and then sold the house to Alexander Robertson. Robertson sold the house to Betty A. Scholin by the early 1930s. Between the mid 1930s and at least 1950, James U. Waters and his wife Alice were the next owners.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house and carriage house on this property are also distinctive architectural designs within the early Neoclassical and Shingle Styles, and retain a high level of integrity to their original form and detailing, although presently red-tagged and in a deteriorated condition. The house also has some significance for its associations with George Wells, who served in important local positions for the County of Santa Clara and City of San Jose. However, more information on his life is necessary to better understand his contributions to the local community. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3), and with its associations would appear to qualify as a local City Landmark Structure.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

Guinn, J. M., *History of the State of California and Biographical Record of the Central Coast Counties*, 1904.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
 San Jose City Directories, 1890-1950.
 San Jose School District Maps, c1930s.
 Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None
 Candidate City Landmark

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Wells House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Special detailing that distinguishes this house includes a pair of slender Ionic columns that rest on the solid porch handrail and a half-moon cutout in the dormer balcony; the cutout is inset with tapered balusters. Also distinctive are the two rows of square shingles laid in a dentil-type pattern following the rake trim, the diamond shingle pattern laid into the center of the dormer, and the rows of thinly serrated shingles along the lower edge of the gable. A single shingled ogee bracket on each side of the dormer windows supports the projecting gable. The eaves are moderate in depth and boxed; they likely had original integral gutters that have been replaced with metal.

The main house is clad in lap siding without corner boards; the dormer walls are shingled. A sillcourse wraps the house and extends into the porch at handrail height.

Fenestration on the sides of the house, and at the sides of the bay window, generally consists of 1/1 double-hung; the large fixed center window of the bay window is topped by a leaded glass transom with a pattern of lozenges interspersed with small diamonds. The front door appears original; with a single lite set above horizontal flat panels; the door trim extends across a high one-lite window.

The setting includes modest a front yard with low concrete retaining wall at the sidewalk.

The Neoclassical house design is early for this style locally - most large two-story residential buildings in the early years of the 1890s were transitional designs within the Queen Anne to Shingle Styles. The unique mannerist massing and detailing of this house is characteristic of the work of the firm of Wolfe & McKenzie a few years later at the turn-of-the-century. In 1892, Frank Wolfe had been working in the area as a building designer and contractor, and shortly thereafter worked for architect J. O. McKee during the final years of McKee's career. McKee retired in 1895, and Wolfe took over the business, bringing in draftsman Charles McKenzie as a partner.

The Wells House is clearly architect designed, but at this point the architect remains unknown.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 4S

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Lyon-Walter House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 792 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599284 mE/ 4131562 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street north of East Virginia Street. APN# 472-18-002

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne house has a raised, two-story, rectangular main mass topped by a moderately pitched hipped roof that is accented by projecting gables to the front and both sides. This slightly cruciform plan is enhanced by a two-and-one-half-story square entry tower that is wrapped by the porch at the northwest corner of the house. The tower has a steeply pitched hipped roof with open side gables. The projecting porch shares its full-width shed roof with a first-floor square bay window. As standard for the period, the eaves are moderate in depth and boxed, with later added metal gutters. The v-groove siding is trimmed by flat-boards at the corners. A high zone of decoratively cut shingled siding accentuates the upper walls; a band of bow-tie shingles wraps the portion of the second floor of the main house at window level while a band of fish-scale shingles wraps the third floor of the tower at eave level. Special detailing that distinguishes this house includes an arched upper window at the tower, a diamond pattern of paneling at the apex of the main gable, and panels at the base of the bay window. The bay window features a large, wide one-lite picture window topped by a pair of transoms; each of these has a center lite surrounded by a frame of multiple small square lites. Other special detailing is visible on this house, including jigsaw window aprons, roof finials at the gables, and shaped corbels under the cantilevered side bay window.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1890, city directories, 115 years old.

*P7. Owner and Address:

JEFF B. GRAVES
1177 BRANHAM LN #109
SAN JOSE CA 95118

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

Lyon-Walter House

B1. Historic Name: Jennie Lyon House

B2. Common Name: 792 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in the early 1890s.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A two-story garage at alley.

B9a. Architect: J. O. McKee

b. Builder: Frank Davis

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 5 of Block 51B of the Reed Addition to the City of San Jose was constructed in the early 1890s by Jennie Lyon. J. O. McKee was the architect, and Frank Davis was the contractor for a project that was expected to cost \$2510 at the time that the contract was signed. Little has been learned about Jennie Lyon other than she lived at the corner of Delmas and Home Avenues, and does not appear to have constructed this house for herself. The next identified owner of the house was Anton L. Walter, a saloon keeper. Walter and/or his wife Anna lived at this address until the late 1920s. In the early 1930s, C. B. Dodge was the owner, followed by J. W. Hall, whose wife, C. J. Hall, was still living in the house as late as 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1890-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Lyon-Walter House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The porch has turned posts that square-off at their bases and tops; these support the openwork spandrel and low handrail. The railing has a low row of flat boards, pierced by a series of circular holes; the balustrade above this railing consist of alternating turned and square balusters. The pediment features carved triangular panels that flank a suspended center post and corbel. The double-wide front door is set into the main front wall. The side of the porch has been enclosed. The setting includes a modest front yard with a concrete retaining wall at the sidewalk; a driveway passes by the south side of the house.

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 4S

Other Listings

Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Pitman House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 796 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599292 mE/ 4131554 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast corner of South Third and East Virginia Streets.

APN# 472-18-001

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne house designed by prominent local architect Francis W. Reid is on a corner parcel. It has a raised, two-story, rectangular main mass topped by a moderately pitched hipped roof that is accented by projecting gables to the front and both sides. The projecting front porch has a wide, lower-pitched front-gabled roof. The south gable tops a wide second story that extends to the sides above a square bay window. As standard for the period, the eaves are moderate in depth and boxed. The unusual double v-groove siding is trimmed by flat-boards at the corners and topped by a frieze band. Special detailing that distinguishes this house includes eave returns and fluted bargeboards at the gable ends, a huge recessed entryway, decorative trim at the bay window and porch, and decorative window surrounds. The gable ends are clad in alternating rows of crenellated and straight shingles, and feature arched vents over single-lite windows; the attic windows have jigsaw side casings in a scroll shape. The bay windows feature a large, square one-lite picture window topped by a single-lite transom; the side windows are 1/1, double-hung units. The front bay window trim includes panels above, below, and to the sides of the windows; these are ornamented with raised, fluted bands. The top of the windows is decorated with raised buttons; also above the windows is a frieze accented by a row of raised buttons.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1891, *SJ Daily Mercury*, 115 years old.

*P7. Owner and Address:

DENISE E. WALKER
211 S PLATEAU DR
WEST COVINA CA 91791

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Pitman House

B1. Historic Name: James M. Pitman House

B2. Common Name: 796 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence was built in 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A two-story garage which is accessed from East Virginia Street.

B9a. Architect: Francis W. Reid

b. Builder: H. Kaler

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 6 of Block 51B of the Reed Addition was constructed in 1891 by owner James M. Pitman. The nine-room Queen Anne Victorian was designed by Francis W. Reid, a well-known architect of this style house, and constructed by contractor H. Kaler. The house's construction cost was estimated at \$3,000. Pitman, born in California in 1851, served as the Santa Clara County Recorder from 1882 to 1886 before starting a title company named Edwards & Pitman. In 1891, that firm merged with Pomeroy & Howes to form the San Jose Abstract and Title Company. Pitman and his wife Carrie lived at this address until 1896 when Romaine Cantine, a clergyman, began his residency at this address. By 1900, the house was being rented by bicycle merchant Arthur Banta, and by 1904, well-known hardware merchant Frank Stock of the firm of John Stock Sons owned the house. By the early 1920s, Ella M. Dittus was the owner/occupant of the property, returning the house to a single family dwelling until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The house also has some significance for its association with James Pitman and Frank Stock, both of whom were proprietors of locally important businesses. However, more information on their lives would be necessary to better understand their contributions to the local economy. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

(Sketch Map with north arrow required.)

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1950.
 San Jose Daily Mercury, Building Notes, 5/6/1891.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Pitman House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The porch has posts with a long square section at the top that supports elongated, carved corner panels that create arched openings; a short center section of the of the posts is turned, and the base of the posts square out into newel posts. The handrail has spindles above and below a narrow band of flat boards with decorative drilled holes. The gable pediment features a carved wreath and foliage pattern that matches the arched panels. The front door is recessed into the front wall with paneled side walls surrounding the exgtra-wide and tall opening; the front door has a large viewing lite and is topped by a transom and surrounded by decorative trim. Fenestration generally consists of 1/1, double-hung windows; however, there is a high, stained-glass accent window at the porch, a small accent window on the north side second floor, and a unique corner window with a turned corner post. Window trim includes corner blocks and reeding, as well as shaped apron blocks and narrow aprons. The corner setting includes a modest front yard with a low stone retaining wall at the sidewalk; an historic garage or carriage house is located at the southeast corner of the property at East Virginia Street.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Garnett House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 801 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599280 mE/ 4131503 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southwest corner of South Third and East Virginia Streets.

APN# 472-17-077

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing corner Queen Anne house designed by prominent local architect J. O. McKee has a raised, two-story, rectangular main mass topped by a moderately pitched hipped roof that is accented by a gable that covers a two-story front projection. A one-story angled bay window projects slightly farther from this wing. The entry porch, tucked into the outside (northeast) corner of the house, shares its full-width shed roof with the bay window. Centered on the bay window is a slightly cantilevered pediment. The house is not completely rectangular in plan, as the walls step out to the two sides, and the one-story rear portion of the house is narrower than the main mass. As standard for the period, the eaves are moderate in depth and boxed, with an angled soffit and integral wood gutters. The v-groove siding at the main level is trimmed by flat boards at the corners; the base is clad in channel rustic siding. Besides the bay window pediment, special detailing that distinguishes this house includes carved and fluted bargeboards, jigsawn window aprons, pyramidal blocks above the central bay window, and rectangular panels at the base of the bay window. The bay window features a large, one-lite picture window topped by a transom that has a center lite surrounded by a frame of multiple, square stained-glass lites. The flanking windows, and the majority of the remaining fenestration, are one-over-one double hung.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1891, San Jose Daily Mercury, 116 years old.

*P7. Owner and Address:

THOMAS A. DE BARTOLO
942 N 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

Garnett House

B1. Historic Name: Reverend Joseph Herndon Garnett House

B2. Common Name: 801 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Frat/Sorority House

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original two-story carriage house at alley.

B9a. Architect: J.O. McKee

b. Builder: Bacon & Alexander

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house on the north half of Lot 1 of Block 58 of the Reed Addition was constructed in 1891 for Reverend Joseph Herndon Garnett. The home was designed by well-known local architect J. O. McKee and cost approximately \$2,700. Contractors for the project were Bacon & Alexander. Rev. Garnett was the pastor for the First Baptist Church. By 1896, Garnett had moved to Los Angeles, and the house was occupied by August Herman Buehren, a jeweler, and son of William Buehren, builder of nearby 847 South Third Street. By 1909, Robert C. Griffen owned the house. Griffen was the son of Steven Griffen who owned the house next door at 815 South Third Street. Robert, born in Connecticut in 1868, worked as a traveling salesman for a wholesale grocery. In 1901, he married Leela Lamar, daughter of Judge J. B. Lamar who settled in San Jose in 1883. Leela had been living with her sister Annie at 851 South Third Street. Robert and his wife Leela lived in this home until at least 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

Footte, H., *Pen Pictures of the Garden of the World*, 1888.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1926.
 San Jose Daily Mercury, Building Notes, 12/9/1891
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Garnett House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DR523a, P3a)

The porch has turned posts that square-off at their bases and tops; these support the latticework spandrel and low handrail. The latticework spandrel is arched between the porch post and the face of the bay window. The handrail has a pattern of square balusters that step high and low with alternating cross pieces. The front door has a single viewing lite above paneling. The setting includes a modest front yard with a low concrete retaining wall at the sidewalk; the rear of the property is accessed from an alley.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Vath House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 802 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599309 mE/ 4131511 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southeast corner of South Third and East Virginia Streets.

APN# 472-18-023

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Neoclassical-style corner house designed by prominent local architect William Klinkert has eclectic detailing and a corner entrance that makes it a unique design in the neighborhood. This one-and-one-half story house has a raised, generally rectangular mass covered by a moderately pitched hipped roof accented by a distinctive curved-front hipped dormer and balcony facing the northwest corner and hipped dormers to the north and east. Entry is at the corner, through a projecting, partially conically hipped-roof porch that wraps the corner of the house in a curve. The porch roof is set below the main eaves and is moderately pitched. The roof plates are higher than usual, so the first floor porch and bay window roofs are set well below the upper eaves. A deep, one-story bow window projects from the narrower east façade. A one-story angled bay window projects from the north side; its roof extends from the porch eaves. A shallow corner square bay window projects from the northeast corner.

The eaves are moderate in depth and have exposed rafter tails; the rim frieze board has a jigsaw scroll pattern applied along its length. The main level is clad in tri-bevel drop siding that butts into a thin rounded band at the corner; the foundation pony wall and the porch pedestals are clad in a narrow, deeply grooved horizontal siding. The rear bay window is detailed as though it had once been a sleeping porch; it has vertical flat board siding below the windows. (Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1905, San Jose
Mercury, 102 years old.

*P7. Owner and Address:

JOSE & AMPARO A. CERVANTES
802 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 3S 5D2

Resource Name (Assigned by recorder) Vath House

B1. Historic Name: Charles Vath House

B2. Common Name: 802 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1905.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A one-story garage accessed from East Virginia Street.

B9a. Architect: William Klinkert

b. Builder: J. S. Williams

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 4 of Block 52 A of the Reed Addition to the City of San Jose was constructed in 1905 by owner, Charles J. Vath. Vath had locally significant architect William Klinkert design the house, and J. S. Williams served as the building contractor. Born in Germany, Vath came to San Jose in 1901. Prior to constructing this house, Vath and his wife Frances lived at the corner of Fourth and Virginia Streets. Vath was the proprietor of the Ranier Beer Agency, located at Fourth and Virginia Streets. Vath's Rainier plant bottled beer brewed elsewhere and brought to the plant via the railroad, which then ran down Fourth Street. During prohibition, Vath kept the plant running by bottling soft drinks. Charles and Frances both died in 1936. By 1937, the house was occupied by a series of renters until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Neoclassical style, and retains a high level of integrity to its original form and detailing. The house also has some significance for its association with Charles J. Vath, who was proprietor of an important local business operation. However, more information on his life is necessary to better understand his contributions to the local economy. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3), and with its associations would appear to qualify as a local City Landmark Structure.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

Espinola, George. Personal communication with C. Duval regarding Vath House architect, 2006.
 F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1900-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 San Jose Mercury, 2/8/1905.
 Sawyer, E., *History of Santa Clara County*, 1922.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None
 Candidate City Landmark

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Vath House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The broad corner entry features flared concrete steps and a front walkway that splits toward both street frontages. Ionic columns support the porch roof; the columns rest on raised pedestals that also support the porch balustrade. The balustrade consists of a series of vertical balusters overlaid by a scalloped pattern. A similar balustrade surrounds the roof balcony at the corner dormer. The front door is a simple, one-lite French door. A second door opens north onto the porch.

Fenestration is distinctive and varied at this house. Flanking the main door is a pair of high, leaded-glass windows in a lozenge and curlicue pattern. Within the bow window are three one-lite picture windows with leaded glass transoms in a lozenge and diamond pattern; the picture windows and transoms are separated by a horizontal mullion with a thin row of dentils. The north side bay window has three one-lite lower sash separated from one-lite transoms with dentils like the bow window. The corner bay at the rear has multi-lite sash. The corner dormer features three arched 1/1 double-hung windows that are curved with the face of the bowed wall; the upper sash has diamond-pattern leaded glass. The side dormers each have a ribbon of three small square sash. The windows are cased with flat board heads and sides, with architrave banding; the first-floor, stained-glass accent windows have carved aprons with elaborate foliage and scroll patterns.

The setting includes shallow front and side yards with a concrete retaining wall at the along north sidewalk. An original garage is located at the northeast corner of the property, facing East Virginia Street. It has an unusual sliding garage door that is supported by a rail mounted on a beam to the side of the building.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Griffen House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 815 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599284 mE/ 4131494 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of East Virginia Street. APN# 472-17-078

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing corner Queen Anne house has a raised, two-story, roughly rectangular main mass topped by a steeply pitched gabled roof that is accented by a gable that covers a two-story front projection. A one-story, square bay window projects slightly farther from this wing; it is covered by a shed roof. The small entry porch, tucked into the outside (northeast) corner of the house, is protected by a half-story extension of the main roofline. As standard for the period, the eaves are moderate in depth; they have an angled soffit. The v-groove siding at the main level is trimmed by flat boards at the corners; the base has been clad in shingles. The upper story at the front façade is clad in shallowly crenellated shingles; the other elevations include special basketweave paneling. Special detailing that distinguishes this house includes carved and fluted bargeboards and a triangular panel at the apex of the front bargeboards, apron blocks under the first-floor windows, a round attic vent with a diamond-shaped surround that features fan carvings, and rectangular panels at the base of the bay window.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1890, assessment books, 116 years old.

*P7. Owner and Address:

THOMAS A. DE BARTOLO
942 N 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Griffen House

B1. Historic Name: Steven Griffen House

B2. Common Name: 815 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Duplex

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1890.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original two-story carriage house at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 1 of Block 58 of the Reed Addition to San Jose was constructed in 1890. The first identified owner was Steven Griffen. Griffen's occupation in 1892, then age 65, was a sexton. In 1893, he was secretary to the president of the University of the Pacific. His son Edmund F. Griffen, a fire insurance agent, also lived at this address with his wife Minnie until at least 1920. Another son, Steven Griffen, lived next door at 801 South Third for many years. By 1924, the owner of the property was C.C. Ford. The house appears to have been used as rental property throughout the 1930s. H. T. Ross owned this property by the early 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style. It retains a fairly high level of integrity to its architectural detailing, although some changes have occurred at the front porch. It would appear to qualify for the California Register under Criteria (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1926.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Griffen House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The bay window features a large, one-lite picture window topped by a transom that has a rectangular center lite surrounded by a frame of multiple, square, stained-glass lites; the mullions have fluting interspersed with bulls' eyes. The flanking windows, and the majority of the remaining fenestration, are one-over-one vinyl replacement sash. Basement windows are visible in the foundation pony wall, including a diamond-shaped sash in the front bay window. The porch has turned posts that square-off at their bases and tops; these support an arched spandrel with turned vertical pickets and low handrail. The handrail has an intermediate cross rail with a pattern of square balusters are spaced tightly below and more open above. The stairs have been replaced. There are two doors at the front porch. Facing north is a four-panel door, likely added. Facing front is a large door opening that has been boarded up; it has a large single-lite transom. The setting includes a modest front yard with a low concrete retaining wall at the sidewalk; the rear of the property is accessed from an alley.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Ahlers-Case House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 817 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599297 mE/ 4131477 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of East Virginia Street. APN# 472-17-079

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing house is Italianate in style with Victorian-era porch detailing. It has a slightly raised, two-story, rectangular main mass that offsets in plan to the rear. It is covered by a moderately pitched truncated hipped roof accented by a front-facing concave octagonal Mansard roof that tops a two-story angled bay window. Special detailing that distinguishes the bay window includes raised paneling above and below the upper windows and below the lower windows, a shallow flat roof between the two levels, which is supported by paired, carved Italianate brackets, and flat trim accented by thin pilasters at the angled corners. The entry is through a gabled front porch with moon-shaped lattice and elaborate trim. An enclosed porch extends from the main front porch, and wraps the northeast corner of the house. To the south, a small, ornate, shed-roofed second-story balcony cantilevers over a one-story angled bay window. As standard for the style, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. A prominent distinguishing feature is the series of carved Italianate brackets that accent the raised-panel frieze. The channel-rustic siding is trimmed by quoins at the corners. Fenestration on the front and sides of the house generally consists of 1/1 double hung windows with a segmental arch upper sash. The window and door trim is flat boards with an architrave surround; the windows have a heavy shed-roof hood.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1883, assessment books/Sanborns, 123 years old.

*P7. Owner and Address:

MALYN E. & FLORENCE A. KNIGHT
817 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Ahlers-Case House

B1. Historic Name: Henry C. Ahler/Henry Case House

B2. Common Name: 817 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed circa 1883, modified and expanded in 1888 and 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 4 of Block 58 of the Reed Addition was constructed about 1883 by then-owner Henry C. Ahler. In January 1882, he married Amelia Lotz, daughter of Joseph Lotz, and the couple was living with her family on South Second, one block directly west, during the construction. Ahler, born in Germany in 1858, was a manufacturing jeweler, establishing his offices at First and Santa Clara Street in 1879. The 1883 Tax Assessment Roll values the house at \$1,200. By 1887, the family had moved to East San Jose where Ahler and his partner had subdivided a fruit orchard into the Brassy and Ahler Subdivision. In 1887, Dr. Henry Case and his wife Ellen were the residents of this home. According to his biography, Case remodeled and made additions to the house by 1888 and then-architect Francis W. Reid designed \$700 worth of additions and repairs in 1891. Ellen C. Case owned this home until at least the mid 1920s. In the early 1930s, the house was owned by Nellie Smith. Throughout the late 1930s and 1940s, the house was occupied by renters.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style. Although modified in the late 1880s and early 1890s, the final changes were architect designed, and the resulting expanded house continues to represent the original form and character of the early 1880s house. The building retains a high level of integrity to nineteenth century architectural detailing, and would appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

H. Foote, *Pen Pictures from the Garden of the World*, 1888.
 J.G. Guinn, *History of the State of California*, 1904.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
SJ Daily Mercury, *Architecture and Architects*, 1/1/1892.
 San Jose Assessor's Block Books, 1880-1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1882-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Ahlers-Case House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Entry is through a distinctive projecting porch that features a symmetrical archway that curves in at handrail height to form a moon gate configuration. The newel posts at the archway are full-height scrolls. The porch has short posts that flare into squarish capitals that support extended brackets. Suspended between the brackets is a spandrel that encompasses turned posts in a distinctive combed pattern. Below the turned spandrels are the archway panels that include central triangular carved floral patterns. The handrail is supported on turned balusters with square tops and bottoms. The porch pediment projects slightly over a row of tightly spaced corbels; it features a grid pattern with raised buttons. The front door has four panels with a stained glass transom. The side balcony includes asymmetrical side archways that curve into the handrail. The handrail has spindled balusters while the large supporting brackets include carved leaf patterns. The setting includes a modest front yard bordered by a low concrete retaining curb; the house is set to the north side of a large parcel, creating a wide south side yard.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Doyle House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 818 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599322 mE/ 4131495 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street south of East Virginia Street APN# 472-18-022

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Queen Anne house features some early Neo-Classical proportions and Shingle-style detailing. The west-facing house has a raised, blocky, almost square main mass with a low-pitched hipped roof accented by front- and north-facing gabled pediments. The pediments top two-story angled bay windows. As standard for the period, the eaves are moderate in depth and boxed. Entry is through a one-story hipped-roof porch. The v-groove siding is covered by wide flat boards at the corners and a wide frieze board at the eaves. Special detailing that distinguishes this house includes its wide, flared belly band that is clad in fish-scale shingles, decorative raised panels and reeding at the bay window, and the spindlework spandrel and carved corbels at the porch. The front gable end is clad in shingles that flare out at the base; the pediment is cantilevered on a distinctive row of shaped beams. Fenestration generally consists of 1/1 double hung windows, including the bay window units except the first-floor front window that is a square one-lite window topped by a plain transom. The windows are cased with flat board heads and sides, accented by reeding and bull's-eye corner blocks, and the aprons are shaped. The setting includes a modest front yard and a driveway along the south side of the property.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1902, *San Jose Daily Mercury*, 104 years old.

*P7. Owner and Address:

MING FANG
818 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Doyle House

B1. Historic Name: Bernadette Doyle House

B2. Common Name: 818 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1902.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new garage at rear of property.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 5 of Block 52A of the Reed Addition to the City of San Jose was constructed in 1902 by Bernadette Doyle. The two-story house cost about \$1,500. Bernadette was the daughter of Patrick and Bridget Doyle, Irish immigrants. Although Bernadette maintained ownership of the house, she did not live in it after 1905, and the house was used as rental property until at least the mid 1920s. By 1907, Arthur Moore, the proprietor of the Garden City Iron Works, and his family lived at this address until 1920. In the 1930s, the house was owned by E. and A. Ferrari, who used the house as a rental property. By the late 1930s until at least 1950, L. M. Perry was the owner/occupant of the house.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style. It retains a high level of integrity to its architectural detailing, and would appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880-1890s.
 San Jose City Directories, 1900-1950.
 San Jose Daily Mercury, 12/22/1901.
 Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Coats House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 826 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599327 mE/ 4131486 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street south of East Virginia Street. APN# 472-18-021

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Neoclassical residence has a roughly rectangular-shaped plan with a prominent hipped roof of wood shingles that features a hipped dormer with a window in the front center. The walls of the wood-frame structure are clad in tri-bevel drop siding. A one-story hipped-roof front porch is centered on the facade and leads to an entry door which is set into an angled bay. The front door is flanked by two small fixed windows. The porch is framed by Tuscan columns and sits on a solid balustrade which is covered with tri-bevel wood siding. A one-story side porch is located to the south and a two-story porch is located at the rear of the building. Fenestration consists of symmetrically placed windows on the front facade. The window openings are original, however, the original windows have been replaced with vinyl sliding windows. The front porch is accessed by brick stairs with a metal railing. A driveway is located on the north side of the building and leads to a garage at the rear. The site is landscaped with lawn surrounded by a metal fence.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1905, city directories, 102 years old.

*P7. Owner and Address:

KAREN L. & MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Coats House

B1. Historic Name: Bethel Coats House

B2. Common Name: 826 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed about 1905.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A small garage at rear of property.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 6 of Block 52A of the Reed Addition to the City of San Jose was constructed about 1905. The first identified resident was Bethel S. Coats, whose family occupied the house between 1909 and the early 1920s. Coats had a farm in Contra Costa County, which he continued to work, while his daughters Eunice, Bernice, and Doris primarily lived in this home. By 1924, the house had been sold to M. M. and Catherine B. David, and by the mid 1920s, David Mathew was the owner/occupant. In 1927, owner S. G. Cooley altered a portion of the house into an apartment. The Cooleys owned the house until the late 1930s, and G. M. Guldager owned it by 1940.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose City Directories, 1905-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 San Jose School District Map, 1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or # (Assigned by recorder): Vacant lot, 828-834 3rd Street
P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 828-834 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599335 mE/ 4131482 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northwest corner of South Third and Lewis Streets.

APN# 472-17-014

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)
Vacant. Used as a parking lot for HP Food Supply at APN #472-17-014; HP Food Supply is not included in this survey.

*P3b. Resource Attributes: (List attributes and codes) None

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:
☐ Historic ☐ Prehistoric ☐ Both
n/a

*P7. Owner and Address:
James J. Griffen Trust
P.O. Box 320065
Los Gatos, CA 95032

*P8. Recorded By: (Name,
affiliation, and address)

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|---|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Biel House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 829 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599306 mE/ 4131456 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of East Virginia Street.

APN# 472-17-090

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Neoclassical multi-family residence features a full-width gabled pediment atop its two-story front façade. The east-facing house has a raised, rectangular main mass with a two-story angled bay window at the south half of the front façade, a one-story wrapped porch at the northeast corner of the house, and a step out to the north in plan at the rear of the house. A second two-story bay window faces south.

The flat-roof porch has a low solid handrail that supports Tuscan columns; a series of modillion blocks accents the eaves. The porch serves two doors. The eaves are moderate in depth and boxed. Special detailing that distinguishes this house includes three large, carved brackets-two at the outer corners of the front pediment and one slightly off-center at the corner of the bay window, a decorative attic window with a distinctive curved lite pattern in the upper sash and with a carved scallop in the arch above, flared fish-scale shingles at the base of the main pediment and a shingled cantilever at the apex of the pediment, supported on a row of corbels, and carved pediments over the center bay windows.

(Continued on page 3, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1903, city directories, 104 years old.

*P7. Owner and Address:

JOHN B. & MARY K. DONAHUE
29 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Biel House

B1. Historic Name: Albert and Emma Biel House

B2. Common Name: 829 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1903.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original two-story carriage house at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 5 of Block 58 of the Reed Addition to the City of San Jose was constructed about 1903 by Albert and Emma Biel. Emma was the daughter of Frederick Hoeflein, who had owned the property since the 1880s. The original house on the lot was moved to the southern half and this house was built on the northern half of the lot. Albert Biel was a liquor store merchant. The Biels owned the house until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Neoclassical style. Although the architect has not been identified, it is clearly architect-designed and within the vocabulary of the work of the firm of Wolfe and McKenzie of this period due to its Mannerist detailing. It retains a high level of integrity to its architectural form and detailing, and would appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1878-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Fourth Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 4 *Resource Name or # (Assigned by recorder) Biel House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Each of the center windows in the bay has a single-lite fixed picture window topped by a stained-glass transom. A similar window is located at the second floor, above the porch roof. The windows are trimmed with flat boards accented by an architrave band, and they sit, at both floor levels, on sill bands that wrap the house.

The two front entries have different doors; one has a pair of tall, narrow viewing lites; the other has a single lite with a decorative panel below. The v-groove siding meets at a thin ribbed corner trim, and is trimmed by a series of delicate dentils under the eaves. The setting includes a modest front yard that is bordered by a low concrete retaining wall at the sidewalk.

Photo next page:

Detail view of upper facade, view facing west, 3/06.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 4 *Resource Name or # (Assigned by recorder) Biel House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Hoeflein House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 839 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599314 mE/ 4131455 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of East Virginia Street.

APN# 472-17-091

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This simple Neoclassical residence is one story in height and has a rectangular footprint. The building is front gabled and is covered with composition shingles. The walls are covered with channel rustic wood siding. The building is very simple in ornamentation. The rake eaves overhang deeply and have two beams which support the flared bargeboards. In the gable is a three-part wood roof vent. A full-width porch sits below the gabled roof and is approached from a set of wood steps with a new metal railing. The porch is supported by thin square columns that support a beam that runs the width of the porch. The columns sit on a solid wood balustrade which is also covered with channel rustic siding. A replacement wood door with a transom provides entrance to the residence. On the front elevation, fenestration consists of one large three-pane fixed focal window. The remaining fenestration on the house consists of new double-hung vinyl windows. A brick chimney is located on the north side of the residence.

The house sits on a narrow lot with minimal landscaping in the front yard. A metal fence surrounds the residence.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1880, relocated
1903, 126 years old.

*P7. Owner and Address:

JOHN KOLB
839 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Hoeflein House

B1. Historic Name: Frederick and Louise Hoeflein House

B2. Common Name: 839 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1880.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1903

Original Location: Formerly 831 S Third St.

*B8. Related Features:

A new garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 5 of Block 58 of the Reed Addition to the City of San Jose was constructed by 1880. By 1880, this was the home of German immigrants Frederick Hoeflein, a capitalist, and his wife Louise. Hoeflein may have been its builder as he was also a carpenter. This house was moved south to make room for the house at 829 South Third Street about 1903. After the construction of the new house, this house appears to have been used as a rental property by Louise Hoeflein after Fred's death, and then by Emma Hoeflein Biel, the couple's daughter. The house continued to be used as a rental until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing, although somewhat reduced due to window replacements, maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880s-1890s.
 San Jose City Directories, 1878-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Fourth Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Buehren House

P1. Other identifier: 702 S. Third St. (historic)

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 847 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599332 mE/ 4131431 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of East Virginia Street.

APN# 472-17-081

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Italianate cottage has a slightly raised, one-story, roughly square main mass with a moderately pitched truncated hipped roof. A gabled room extends to the front, and a narrower portion of house extends to the rear. Entry is through a projecting, flat-roof porch; its roof is set below the main eaves. As standard for the period, the eaves are moderate in depth and boxed, with original integral wood gutters. Special detailing that distinguishes this house includes the eave returns at the gable end, a circular attic vent, and the series of carved Italianate brackets that wrap the main eaves. The house is clad in channel-rustic siding, and the corners are trimmed as pilasters. Fenestration on the front and sides of the house is generally 1/1 double hung windows with a segmental arched upper sash. The windows are trimmed by flat boards with architrave trim; the windows have heavy flat hoods. The simple porch posts are trimmed with column capitals, and each supports a small eave bracket. The low balustrade has turned balusters. The front door is recessed into the front wall; it is topped by a segmental arched transom. The setting includes a modest front yard framed by a chainlink fence; the rear of the property is accessed from a service alley.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing southwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1882, assessment records, 124 years old.

*P7. Owner and Address:

EDWARD VOIT
847 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder)

Buehren House

B1. Historic Name: William Buehren House

B2. Common Name: 847 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1882. Converted to a duplex date unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Sheds located at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 8 of Block 58 was constructed in 1882 by William Buehren, a retired minister and capitalist. Buehren, born in Prussia in 1810, came to the United States in 1848, settling in Pennsylvania. Buehren, a widower, and at least four of his children moved to San Jose from Napa County, where he had been a minister in 1880. Buehren died in 1898, leaving the property to his daughters Wilhemina J. and Louisa C.. Louisa died in 1901 and Wilhemina in 1927. Wilhemina left the property to sister, Mary E. Buehren. Mary lived until 1946. After her death, the property was rented, possibly having been inherited by her nephews, August W. and William J. Buehren, sons of her brother August H. Buehren.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style, although somewhat vernacular in execution. It retains a high level of integrity to its architectural detailing, and would appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880-1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1882-1950.
 San Jose Tax Assessment Records, 1880-1882.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Pipes House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 849 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599336 mE/ 4131419 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street south of East Virginia Street. APN# 472-17-082

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story Craftsman-style house rectangular in form and has a front-gabled roof with a lower front-gabled porch projecting from the front façade. A square bay is located on the south elevation which is covered with a gable roof. All sections of the roof are covered in composition shingles. The eaves feature exposed rafter tails with brackets that ornament the eaves in the gable and support fascia boards. The walls of the building are covered with tri-bevel wood siding and with wood shingles in the the gable ends. The porch features Tuscan columns resting on square piers which are clad in stucco. Fenestration includes original fixed windows with multi-lite upper sash, multi-lite windows on the porch, and wood multi-lite Craftsman-style casement windows.

The setting includes a nicely landscaped front yard and a driveway at the south side of the front of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1925, SJ building permit, 81 years old.

*P7. Owner and Address:

ANTHONY P. MAY
849 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Pipes House

B1. Historic Name: Anne C. Pipes House

B2. Common Name: 849 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1925.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A modified garage is located at alley.

B9a. Architect: Unknown

b. Builder: Frank Garden

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 9 of Block 58 was constructed in 1925 by owner Annie C. Pipes, the widow of Joseph Pipes. Lot 9 had previously been owned by the Buehren family whose house was located at 847 South Third Street. The house, constructed for Mrs. Pipes by Frank Garden, had six rooms and cost approximately \$4,500. Prior to building this house, Annie Pipes, with her husband Joseph until his death, had operated a hotel on Franklin Street in the City of Santa Clara. The couple had emigrated from Ireland in 1889. By 1930, Mrs. Pipes was living with her daughter Mary F. and her husband Henry B. Gray and their daughter, as well as daughters Catherine J. and Elizabeth. Annie died in 1941, and Catherine continued to live at this address until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1926-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 San Jose Building Permit #657, 6/10/1925.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Langford House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 850 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599365 mE/ 4131440 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southeast corner of South Third and Lewis Streets.

APN# 472-18-020

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing, corner Italianate cottage has a slightly raised, one-story, roughly rectangular main mass with a moderately pitched truncated hipped roof. A front-facing gabled room extends into a truncated-hipped-roof square bay window, and a square bay window accents the north side of the house, facing Lewis Street. Entry is through a projecting, flat-roof porch; its roof is set below the main eaves. As standard for the period, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. Special detailing that distinguishes this house includes the eave returns at the gable end and the series of carved Italianate brackets that wrap both the main eaves and the bay window eaves. At the base of the flat frieze is a scalloped trim band, and centered in the gable end is a circular attic vent protected by a hood. Above and below the windows in the bay window is flat paneling ornamented by small corner blocks. The porch detailing includes carved modillion blocks at eave level and square posts trimmed as columns. The low handrail is solid, and the main house is clad in channel-rustic siding. Fenestration on the front and sides of the house is generally 1/1 double hung windows, but the front bay window unit includes a 1-lite fixed picture window topped by a 9-lite transom. The front door is a 9-lite French door that matches the bay window transom. A small shed-roof addition projects from the south side of the porch. The setting includes a modest front yard.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1889, *SJ Daily Mercury*, 117 years old.

*P7. Owner and Address:

KAREN L. & MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Langford House

B1. Historic Name: Robert Langford House

B2. Common Name: 850 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1889.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A one-story garage at rear of property.

B9a. Architect: Unknown

b. Builder: Paty & Nashworth

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 19 of Block 52B was constructed in 1889 for Robert Langford, a butcher/stock rancher/orchardist. Langford and his wife Florence moved to this house from their 10-acre fruit farm on Senter Road. Langford was also Sheriff of Santa Clara County between 1899 and 1905. His son Arthur, also served in that office between 1907 and 1919. By 1909, the house was owned by Hugh N. Holthouse, a rancher in the New Almaden area. Holthouse appears to have used this house as rental property. By 1924, the house was owned by Jonathon A. Brennan, followed by E. H. Carl. By 1930, Nick and Mildred Doman owned the house. Nick, a native of Yugoslavia, was a chef at a local hotel. Mrs. Doman occupied the house until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style. Although it has lost some integrity due to additions and other minor modifications to its architectural detailing, it would appear that most of this is reversible, and would appear to qualify for the California Register under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

Footte, H., *Pen Pictures of the Garden of the World*, 1888.
Laffey, G. A. and R. G. Detlefs, *County Leadership*, 1995.
San Jose City Directories, 1889-1950.
Sanborn Fire Insurance Map Co., San Jose, 1887-1950.
San Jose Daily Mercury, 3/2/1889.
Thomas Block Book, Third Ward, 1924.
U.S. Population Census, San Jose, 1900-1950.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Ward Rental #1

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 851 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599340 mE/ 4131415 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of Martha Street.

APN# 472-17-083

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Italianate cottage has a slightly raised, one-story, roughly rectangular main mass with a moderately pitched truncated hipped roof. A front-facing gabled room extends into a square bay window that shares its roof with the front porch. Entry is through a projecting hipped-roof porch; its roof is set below the main eaves. As standard for the period, the eaves are moderate in depth and boxed, without original. Special detailing that distinguishes this house includes the eave returns at the gable end and the series of carved Italianate brackets that wrap both the main eaves and the bay window eaves. Between the brackets, a scalloped trim band faces the frieze. Below the windows of the bay window is raised paneling; above the windows is a scalloped band; the corner posts are fluted. The house is clad in channel-rustic siding that is trimmed with fluted corner boards.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing south, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1888, assessment
books /Sanborns, 118 years old.

*P7. Owner and Address:

WM PETER VAN DAM
1062 ELLIS AVE
SAN JOSE CA 95125

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Ward Rental #1

B1. Historic Name: Kitty A. Ward Rental #1

B2. Common Name: 851 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1888.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original one-and-a-half story carriage house at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 12 of Block 58 of the Reed Addition to the City of San Jose was constructed about 1888 by J. W. Ward. Ward transferred title to Kitty A. Ward in the early 1890s, and by 1894, the house was occupied by Delos Milton Livingston, a physician. In 1900, the house was rented by Anne and Lela LaMar, daughters of Judge LaMar. In 1908, new renters in the house, then owned by Mrs. E. J. Ward, were Harry G. Wade, his brother George, and their sister Margaret and her husband John Higgins. Harry, born in England, was the son of Harry G. Wade, the well-known owner of the Wade House and Warehouse in Alviso in the last half of the 19th century. By the early 1920s, owner of the property was Reba A. Wilson, who by 1924 had sold to Frances Lucille Hard. Soon after, the Higgins finally acquired ownership of the house where they lived for at least until 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Italianate style. It retains a high level of integrity to its architectural detailing, and would appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880-1890s.
 San Jose City Directories, 1889-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Ward Rental #1

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The bay window unit includes a 1-lite fixed picture window topped by a stained-glass transom; the side units appear to be single-hung windows with stained glass upper sash that match the main transom. The stained glass windows have clear center lites surrounded by a frame of small square lites. The remaining fenestration consists generally of 1/1 double hung windows that are trimmed with delicate, carved hoods. The porch has turned columns that support elongated brackets at the eave level. Between the posts are openwork spandrels. Beneath the spandrel are curved brackets. The porch railing has an intermediate cross railing with a pattern of heavy balusters alternating top and bottom. The handrail at the front steps matches the porch railing, and the newel posts are heavy scrolls. A multi-lite glazed screen fills the north side of the porch; it is topped by some beaded board paneling. The front door is recessed into the front wall with paneled side walls surrounding the opening; a large, square transom tops the doorway. The setting includes a modest front yard; the rear of the property is bounded by a service alley.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Singleton House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 852 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599378 mE/ 4131428 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street north of Martha Street.

APN# 472-18-019

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Italianate cottage has a slightly raised, one-story, roughly rectangular main mass with a moderately pitched truncated hipped roof. A front-facing gabled room extends into a Mansard-roof angled bay window, and a gabled, shallow room projection accents each side of the house. Entry is through a projecting, flat-roof porch; its roof is set below the main eaves. As standard for the period, the eaves are moderate in depth and boxed, without original gutters but with later, applied-metal gutters. Special detailing that distinguishes this house includes the eave returns at the gable end and the series of carved Italianate brackets that wrap both the main eaves and the bay window eaves. At the base of the flat frieze is a raised trim band. The bay window roof is clad in fish-scale shingles; below the windows in the bay is paneling that includes a series of narrow battens. The porch detailing also includes carved corbels at eave level and jigsaw brackets that create arches between the turned posts. The low handrail has a latticework balustrade, likely not original. The channel-rustic siding is trimmed by fluted boards at the corners; tall corbels top the corner boards and extend into the frieze at the eaves. Fenestration on the front and sides of the house is generally 1/1 double hung windows. Under the porch, the focal window has been replaced by a sliding unit and stained glass transom. The window and door trim is flat boards with elongated corbels at their tops.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing southeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1889, assessment books, 117 years old.

*P7. Owner and Address:

PAUL & BLANCA WETMORE
852 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder)

Singleton House

B1. Historic Name: Pauline Singleton House

B2. Common Name: 852 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed about 1889.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Garage at rear.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the north half of Lot 20 of Block 52B of the Reed Addition to San Jose was constructed about 1889. The earliest identified owner was Pauline Singleton, widow of Senter Road orchardist James Singleton. She was the daughter of Edward Cottle and was with the family when they crossed the plains to California in 1854. After her husband's death in 1889, Mrs. Singleton moved to this house with her children. Pauline died in 1915. By 1916, the house was owned by C. M. Lorigan and for a while was used as a rental. From the mid 1920s until at least 1950, the house was owned by Mrs. Jewell (or Julia) M. Perry.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property was also distinctive architectural design within the Italianate style at the time of construction. Although it has lost some integrity due to modifications to its architectural detailing, it would appear that most of this is reversible, and could qualify for the California Register in the future under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

J.G. Guinn, *History of the State of California*, 1904.
 F. Harriman, *Block Book of the City of San Jose*, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1889-1926.
 Sanborn Fire Insurance Map Co., San Jose, 1884-1950.
 San Jose School District Map, c1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1950.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Singleton House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The front door is recessed into the front wall with paneled side walls surrounding the opening. The setting includes a modest front yard and a driveway along the south side of the property; the front steps are replacement concrete.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Ward Rental #2

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 853 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599345 mE/ 4131402 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of Martha Street.

APN# 472-17-084

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Queen Anne house has raised, two-story, somewhat square main mass topped by a moderately pitched hipped roof that is accented by projecting gables to the front and both sides; the gable to the south covers a second-story cantilever. The rear of the house is one story. The projecting front porch shares its full-width hipped roof with a shallow, single-story square bay window. As standard for the period, the eaves are moderate in depth and boxed, with integral gutters. The channel-rustic siding at the first floor is trimmed by flat-boards at the corners and topped by a wide frieze band; the second floor is clad in crenellated shingles and trimmed by flat boards with heavy edge beads. Special detailing that distinguishes this house includes decorative bargeboards at the main gable end and decorative trim at the bay window and porch. The bargeboards have an unusual pattern of drilled accents and rounded tabs. The gable end includes a triangular attic vent in the shingled wall. The bay window features a large, square one-lite window topped by a multi-lite stained-glass transom; the face of the bay extends broadly to the sides with wide panels. The upper corner panels have bull's eye accents; the panels above the windows feature a band of pyramidal blocks.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1888, assessments /
Sanborn maps, 118 years old.

*P7. Owner and Address:

ANTONIO & ERNESTINA FRAUSTO
2059 CAMPERDOWN WAY
SAN JOSE CA 95121

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Ward Rental #2

B1. Historic Name: Kitty A. Ward Rental #2

B2. Common Name: 853 South Third St.

B3. Original Use: Single family residence

B4. Present Use: Duplex

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1888.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original two-story carriage house at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 12 of Block 58 of the Reed Addition to the City of San Jose was constructed about 1888 by J. W. Ward. Ward transferred title to Kitty A. Ward in the early 1890s. Between 1900 and 1903, the house was rented Joseph A. Monroe the Captain of Police for the City of San Jose. Between 1904 and 1914, Margaret Tynan lived there; the house was owned by Mrs. E. J. Ward as of 1909. The house appears to have sat vacant for several years, and by 1920, John Pearce lived in the house, residing there until about 1924. By the early 1920s, owner of the property was Reba A. Wilson, who by 1924 had sold to Frances Lucille Hard. Soon after, Lowell M. and Bertha Albright acquired the property, living there until the late mid-1940s. Lowell did auto repairs. By the late 1940s, Bernice Calhoun was the owner/occupant.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also distinctive architectural design within the Queen Anne style at the time of construction. It has a high level of integrity to its original design and detailing, and appears to qualify for both the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1880-1890s.
 San Jose City Directories, 1889-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Ward Rental #2

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The porch has turned posts that square off at the top and bottom to support a open, lattice spandrel and a low balustrade. Each post is accented at the top face by an elongated corbel, and between the posts, delicate curved braces border the spandrel. The pattern of elongated corbels extends across the face of the bay window. Fenestration generally consists of 1/1, double-hung windows; however, there is a stained-glass, high accent window facing front, a very small 1/1 accent window above the porch, and a tripartite unit at the second story above the bay window. This unit consists of a central 6/1 casement sash flanked by 1/1 double-hung windows. Windows are trimmed with flat boards framed in an architrave band. The five-panel front door has fluted bands within its raised panels. The setting includes a modest front yard that is slightly raised above sidewalk level; there is alley access to the rear of the property.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Hedges-Travers House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 854 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599374 mE/ 4131419 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street north of Martha Street.

APN# 472-18-018

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This simple one-story stucco residence has a side gabled roof with overhanging eaves and a small front-gabled projecting porch. At the peak and sides of the side-gabled roof are knee braces; the rake eaves have wide bargeboards. The residence is covered with composition shingles. The projecting front porch is supported by simple wood posts which sit on a concrete pad. Fenestration is composed of new vinyl sliding windows. A new front door is located underneath the projecting porch which is accessed by two concrete steps.

The front yard has been paved over and is used as a parking for the residence. A large redwood tree is also located at the front of the property.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1919, city directories, 87 years old.

*P7. Owner and Address:

ANGEL & TERESA ORTIZ
4632 MIS CIR
SAN JOSE CA 95136

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder)

Hedges-Travers House

B1. Historic Name: Benjamin F. Hedges House

B2. Common Name: 854 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman, altered

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1919. Siding, window, and porch replacement unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A carport at rear of property.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at 854 South Third Street was constructed about 1919. The parcel has no lot number. The first identified owner was Benjamin F. Hedges. By 1922, the property was owned by Harriet Travers and her daughter Mabel, both born in Canada. Mabel operated a lunch stand. Harriet owned the house until the mid 1930s. By 1940, A. L. Kanitz owned the property followed by M. L. Percell.

The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use and built during the period in which the residential neighborhood developed, it has lost too much integrity to its original design and form to contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1918-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1915-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1920-1930.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): C. H. Robinson House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 855 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599349 mE/ 4131394 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of Martha Street.

APN# 472-17-085

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Queen Anne house has some Neo-classical influences. It has a raised, two-story, somewhat square main mass topped by a moderately steeply pitched truncated hipped roof that is accented by projecting gables to the front and both sides; the gable to the north covers a second-story cantilever. A one-story porch wraps the front and full south side of the house, including an enclosed sunroom facing the side. The projecting porch shares its full-width, partly truncated, hipped roof with a single-story angled bay window. The bay window projects very shallowly from the surrounding wall surface. As standard for the period, the eaves are moderate in depth and boxed, with integral wooden gutters. The unusual v-groove siding at the first floor has a thick center beading and is trimmed by flat-boards at the corners and topped by a narrow band of roofing. The second floor is clad in shingles set in a pattern of alternating square and diamond tabs. The gable end is clad in a unique pattern that alternates rows of fish-scale shingles with arched shingles, creating rows of circular shingle exposures. Special detailing that distinguishes this house includes decorative bargeboards at the main gable end and decorative trim at the bay window and porch.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1893, city directories, 114 years old.

*P7. Owner and Address:

STEWART A. NELSON
PO BOX 8026
SAN JOSE CA 95155

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- ☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) C. H. Robinson House

B1. Historic Name: Kitty A. Ward House and Rental #3

B2. Common Name: 855 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1893.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

An original garage and a new one-and-a-half story apartment at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 13 of Block 58 of the Reed Addition to the City of San Jose was constructed about 1893 by J. W. Ward. Ward transferred title to Kitty A. Ward soon after the house was constructed, where she lived for about a year. No information was found on the Wards. The house appears to then be used as a rental, just as the other two houses on Lot 12 to the north owned by Kitty Ward were used. By 1901, Charles H. and Mary Robinson were the owners of the home. The Robinsons were the owners of Robinson's Furniture Store, a well-known store on South First Street. Members of the Robinson family lived at this address until 1921. After the Robinsons, San Jose's City Manager, Clarence B. Goodwin, rented the house for about two years. By 1923, Annie L. Kunaston purchased the house and occupied it until about 1944.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is a distinctive architectural design within the Queen Anne style. It has good integrity to its original design and detailing, although has lost some of its features such as the front entry door. It would appear that most of this is reversible, and would qualify for the California Register under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 San Jose City Directories, 1890-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1891-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) C. H. Robinson House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

The bargeboards have an unusual pattern of drilled accents and rounded tabs. The bay window features a large, square one-lite window topped by a wide, transom with a leaded glass arc pattern; the raised panels below the window feature vertical accents and a row of beading. The porch has Tuscan columns that rest on a low, solid balustrade. Fenestration generally consists of 1/1, double-hung windows; however, there is a pair of stained-glass accent windows facing front at the second story, a single diamond-pane accent window at the front porch, and a ribbon of multi-lite windows in the enclosed side porch. Windows are trimmed with flat boards. Two doors open onto the front porch; the front-facing door has an oval viewing lite, but does not appear original; the second door opens from the side of the bay window; it is a modern flush door. The setting includes a modest front yard that is slightly raised above sidewalk level; the front steps are concrete with metal handrails. There is a garage at the rear alley.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Crothers House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 856 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599383 mE/ 4131402 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third Street north of Martha Street.

APN# 472-18-017

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This simple one-story Craftsman-style bungalow has a front-gabled roof with a lower front-gabled porch projecting from half of the front façade. The roof is covered with composition shingles which wrap the rake board on the front elevation. In the apex of the main gabled roof is a latticed roof vent. The eaves on the front elevation are supported by triangular knee braces and are covered with fascia boards. The wood-frame structure is clad in bevel clapboard siding. The partial-width porch features simple square wood columns resting a solid wood balustrade which is also clad in bevel clapboard siding. A new glazed wood front door is located on the porch. Fenestration on the building is composed of new vinyl windows which replaced the original windows. Replacement concrete steps lead to the front porch. The site is surrounded by a metal fence and is simply landscaped with lawn on one side and a concrete pathway leading to the rear of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1923, city
directories, 84 years old.

*P7. Owner and Address:

SIM A. KASH
PO BOX 20307
CASTRO VALLEY CA 94546

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Crothers House

B1. Historic Name: Leonard and Lizzie Crothers House

B2. Common Name: 856 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed about 1923.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A new garage at rear of property.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located at 856 South Third Street was constructed about 1923 by Leonard and Lizzie Crothers. Leonard worked as a driver. The Crothers lived at this location until the late 1920s. The next owner/occupant was B. E. Johnson who lived at this address until the mid 1940s, when the house was sold to E. J. Stevens.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1920-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 4S

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Serio House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 891 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599353 mE/ 4131389 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South Third Street north of Martha Street.

APN# 472-17-086

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This east-facing Queen Anne house designed by prominent local architect William Klinkert has some Tudor Revival accents. The raised, two-story, rectangular main mass is topped by a moderately steeply pitched full-width, gabled roof. A one-story porch extends across the full width of the front facade, and a shallow room projection rests on its shed roof; this projection features a gable that is narrower, so lower than the main roof. To the south side is a two-story angled bay window that is topped by a gable as well. As standard for the period, the eaves are moderate in depth and boxed, with integral wooden gutters. The channel-rustic siding at the first floor is trimmed by flat-boards at the corners and topped by a narrow watertable band; the second floor is clad in tri-bevel drop siding. A high zone of decoratively cut shingled siding accentuates the upper walls, these end at the midpoint of the second-story window sides. At the projecting gable end, this zone is accented by curved half-timbering. Beyond the upper siding patterns, special detailing that distinguishes this house includes decorative bargeboards at the front gables and some decorative trim at the porch. The bargeboards consist of simple full-length flat panels. The porch has turned posts that square off at the top and bottom. At the top, a spandrel rail spans between the posts; these are accented by slender curved braces. The low handrail consists of tightly spaced turned balusters.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1899, San Jose
Evening News, 108 years old.

*P7. Owner and Address:

KAREN L. & MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Serio House

B1. Historic Name: August and Elizabeth Serio House

B2. Common Name: 891 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Frat/Sorority House

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1899.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Garage at rear alley.

B9a. Architect: William Klinkert

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 16 of Block 58 of the Reed Addition to the City of San Jose was constructed in 1895 by August and Elizabeth Serio. This house replaced an earlier house they had built in the late 1870s. August, born in Italy, was a fruit farmer/dealer. After August's death, Elizabeth continued at this address until about 1922 when the property was sold to A. P. Jensen. Jensen built a new home on the south half of the lot and then used this house a rental property, a use that continued until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property was a distinctive architectural design designed by architect William Klinkert within the late Queen Anne style at the time of construction. Although it has lost integrity due to window replacements and other modifications to its architectural detailing, it would appear that most of this is reversible, and could qualify for the California Register in the future under Criterion (3). The property has been previously recorded on the Santa Clara County Heritage Resources Inventory, and at the time that it was originally surveyed by the City of San Jose was listed as a Contributing Structure that "may become eligible for the National Register." The property may also have some significance for its association with August Serio, an early Italian-American settler in San Jose. Insufficient information is presently available about Serio at the present time however to make that determination.

B11. Additional Resource Attributes: (list attributes and codes)

HP2. Single family property

*B12. References:

San Jose City Directories, 1878-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1984-1950.
 San Jose Evening News, April 7, 1899.
 San Jose School District Map, c1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1880-1930.

(Sketch Map with north arrow required.)

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Serio House

* Recorded By F. Maggi, C. Duval, & L. Dill

* Date 1/22/2007

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Fenestration generally consists of vertical openings that clearly once encompassed double-hung windows; however, all the sash have been replaced with a variety of configurations and faux-lite patterns. Two door openings are located at the front porch, but one has been closed. The remaining door has a high row of lites above four panels and does not appear original. The setting includes a modest front yard that is surrounded by a low concrete retaining wall at the sidewalk. The retaining wall has been capped with brick. The front steps are also brick-topped concrete; they have wooden handrails with no balusters but possibly original newel posts. There is a garage at the rear alley.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Jensen House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 897 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599358 mE/ 4131386 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northwest corner of South Third and Martha Streets.

APN# 472-17-087

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This simple one-story Craftsman-style bungalow has a front-gabled roof with a lower front-gabled porch projecting from half of the front façade. A gabled roof is also located on the side elevation over the bay window. In the apexes of the gabled roofs are latticed roof vents. The rake eaves are supported by triangular knee braces and are covered with fascia boards. The wood-frame structure is clad in tri-bevel siding. The partial-width porch features short square wood columns resting on square piers which are clad in tri-bevel siding. A newer paneled wood door is located in the center of the front facade. Fenestration on the building is composed of new vinyl windows which replaced the original windows although a few small original wood windows remain. The new windows are smaller than the original windows and wood has been inserted to fill in the entire space. Painted wood steps lead to the front porch. The site is sparsely landscaped. A short lattice fence surrounds the side yard. A small concrete retaining wall with brick coping surrounds the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1922, building permit, 85 years old.

*P7. Owner and Address:

KAREN L. & MARK SANCHEZ
PO BOX 8230
SAN JOSE CA 95155

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Jensen House

B1. Historic Name: A.P. Jensen House

B2. Common Name: 897 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was constructed in 1922.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

A shed at rear of property.

B9a. Architect: Unknown

b. Builder: A. J. Nielson

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on the south half of Lot 16 on Block 58 of the Reed Addition to the City of San Jose was constructed by A. P. Jensen in 1922. The six-room house cost about \$3,300 and was constructed by A. J. Nielson. Prior to construction of this house, Jensen lived in the Serio House (891 S. 3rd St.) on the northern half of Lot 16. Jensen lived in this house after it was constructed and rented out the Serio House. The Jensen family lived at this location until the early 1930s. After a period of being used as a rental, by the mid-1940s until at least 1950, Mrs. L. M. Baker was the owner/occupant.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1920-1950.
Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
San Jose Building Permit #404, 5/17/1922.
San Jose School District Map, c1930s.
Thomas Block Book, Third Ward, 1924.
U.S. Population Census, San Jose, 1920-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Harding House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 898 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599387 mE/ 4131390 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast corner of South Third and Martha Streets.

APN# 472-18-016

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This one-story house appears to have been a Neoclassical bungalow that has been altered to its current design. The building is irregular in shape with a low-slope hipped roof that is covered by composition roofing. The house features deeply overhanging eaves, and wood shingles cover the house. A front porch is recessed underneath the northwest corner of the main roof. The house originally featured a wraparound porch; however, sometime after 1950 the porch was enclosed to create a new entry to the residence. Currently the porch has an arched entryway and two arched openings with a solid balustrade. Two new wood doors provide entry to the house. Fenestration consists of a large multi-pane fixed window on the front elevation and double hung windows with either four pane upper sashes or upper sashes with small sixteen pane windows. Three concrete steps lead to the front door. The front yard is minimally landscaped.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1906, relocated
1940, about 100 years old.

*P7. Owner and Address:

ROMERO NELSON & SHEILA TRUST
21117 BRUSH RD
LOS GATOS CA 95033

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Harding House

B1. Historic Name: Unknown

B2. Common Name: 898 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical, altered

*B6. Construction History: (Construction date, alterations, and date of alterations)

Relocated onto this parcel in the late 1940s.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1940s

Original Location: Unknown

*B8. Related Features:

A one-car garage accessed from Martha Street.

B9a. Architect: Unknown

b. Builder: A. J. Nielson

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 16 of Block 52B appears to have been moved onto this lot in the late 1940s. An older home, owned by Mrs. H. A. Anderson in the 1870s and known as "Home Among the Trees," had occupied the site until the 1920s. The first identified owner/occupant of this house, which appears to date to the early 20th century, was George and Elizabeth Harding who were living in the house in 1947. They were in residence only a short time however, as by 1949 the house was a rental property.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1870-1950.
Sanborn Fire Insurance Map Co., San Jose, 1884-1950.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Herbert House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 910 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599413 mE/ 4131356 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Southeast corner of South Third and Martha Streets.

APN# 472-15-011

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This Queen Anne Cottage has a raised, one-story, rectangular main mass with a moderately pitched hipped roof that is accented by a front-facing gable over a square bay window and a gable roof over a side bay window. Entry is through a projecting shed roof porch with wood braces attached to the turned wood posts on the porch. The porch roof is set below the main eaves. The eaves are moderate in depth and boxed. The residence is clad in v-groove wood siding except for the gable end which is clad staggered wood shingles. The trim includes a frieze board under the eaves which features evenly spaced wood rosettes. At the center of the lower half of the gable end is a arched attic window; it features a rectangular multi-lite window with an arched roof vent with wood slats. Window side and header casings are flat boards with trim. Above the fixed center window of the bay is a multicolored multi-lite transom with a pattern of small rectangles that frame a pair of center lites. Two double hung windows flank the fixed window. There are two thin 1/1 double hung windows on the front porch

Fenestration on the sides of the house is generally 1/1 wood windows; a fixed basement-level window is visible in the pony wall. The porch has turned posts and the railing has a similar pattern. The setting includes a nicely landscaped front yard and a driveway along the south side of the property which leads to a single car garage at the rear. The house is enclosed by a brick retaining wall with brick piers topped by a white picket fence.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1891, assessments,
116 year old.

*P7. Owner and Address:

PHILLIP B. & ANTWARNETTE BRUCE
910 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3CS

Resource Name (Assigned by recorder) Herbert House

B1. Historic Name: Herbert House

B2. Common Name: 910 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1891.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 1 of Block 53 of the Reed Addition to the City of San Jose was constructed in 1891 by William Boyd Herbert. Herbert, born in Maryland in 1817, came to California in 1850. His first pursuits at farming were in Solano and San Luis Obispo Counties. In 1881, he and his wife Susan relocated the family to San Jose so that their children could get a better education, and they constructed the house still extant at 620 South Third Street. By 1889, Herbert had acquired orchard properties, and in 1890 with his son, George N. Herbert, began the Herbert Packing Company, which eventually had a facility located at Third and Keyes. In 1892, William, Susan, and George moved to this house. George married Lucy Avery in 1895 and they continued at this address until 1897 when the family moved to a larger home at 109 Pierce Street. In 1900, William and Susan moved to Pacific Grove where William died in 1901. This house was used as rental property for a few years and then by 1908, it was purchased by Stewart C. Campbell, a native of Scotland, who was a partner in the Campbell & Nickel livery and horse dealer business. He lived in the house with wife Mamie and son William until about 1921. Subsequent owners included John A. Brennan in the 1920s, D.O. Robinson in the 1930s, and J. P. Patrick by the mid 1940s.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design, retaining a high level of integrity to its Queen Anne style, although it has lost its original carriage house/ancillary structure. It would appear to qualify for the California Register under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: IS

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code 4S

Other Listings

Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): La Brucherie Rental

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 912 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599417 mE/ 4131348 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third south of Martha Street.

APN# 472-15-010

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Italianate Falsefront cottage has a slightly raised, one-story, rectangular main mass. The symmetrical false front façade conceals a moderately pitched gabled roof; there is a full-width flat-roof front porch that is lower than the main front cornice. The side eaves are moderate in depth and thin, without visible rafter tails. The northeast portion of the rear roof steps down in height. Special detailing that distinguishes this house includes the series of Italianate modillion blocks along the cornice; the cornice is flanked by paired, carved Italianate brackets at each outer corner. The porch has a similar row of modillion blocks at its eaves. The house is clad in channel-rustic siding without trim at the corners. Fenestration on the house generally consists of 1/1 double-hung windows; the front windows are set in pairs and feature segmental-arched upper sash. These are trimmed by flat boards with architrave trim and hoods. The square porch posts support curved blocks that create a modified capital. The balustrade appears to be recent; it is unpainted redwood with simple square pickets. The setting includes a shallow front yard; a driveway passes by the house to the south.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

View facing northeast, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1860s, relocated c1926, about 140 years old.

*P7. Owner and Address:

FRANK E. WYMAN
912 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder)

La Brucherie Rental

B1. Historic Name: Unknown

B2. Common Name: 912 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Italianate Falsefront

*B6. Construction History: (Construction date, alterations, and date of alterations)

Relocated to this parcel about 1926. From appearance, the structure appears to have been originally constructed in the 1860s.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: c1926

Original Location: Unknown

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C(3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 2 and a small section of Lot 1 of Block 53 of the Reed Addition to the City of San Jose was moved onto this parcel by owner J. La Brucherie about 1926. The original site of the house is not known, although the building form and materials indicate an 1860s build date. La Brucherie used the house as a rental property, a use that continued with various occupants until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive and early vernacular Italianate design, retaining a high level of integrity to its Falsefront style. Although relocated about 1926, it would appear to qualify for the National Register under Criterion C, and the California Register under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1925-1950.
Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
San Jose School District Map, 1930s.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or # (Assigned by recorder): Peterson Rental

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 918 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599430 mE/ 4131331 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of South Third south of Martha Street.

APN# 472-15-009

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This west-facing Queen Anne has a raised, two-story, main mass with a moderately pitched hipped roof that is accented by a front-facing gabled pediment over a two-story projecting bay. The first floor of the bay is an angled bay window; the second story steps out into a square room. The house has a roughly rectangular footprint with a slight jog to the north near the rear; the rear of the house is one story. The main entry is through a one-story porch that is partially projecting and partially recessed; the porch has a front-gabled roof. The house eaves are moderate in depth and boxed with integral gutters. The v-groove wood siding is typical for the era. Trim includes a decorative band, similar to a rope band, along the eaves and rake eaves. The side casings of the windows are flat boards. The main gable end features a single, square attic window that has architrave trim on its casings. The front window of the lower bay consists of a square one-lite picture window topped by 2x1-lite transom. Rows of small, square panels accented by raised wood buttons top the windows.

(Continued on page 3, Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1890s, relocated
c1933, about 115 years old.

*P7. Owner and Address:

JOHNNIE M. PERKINS
918 S 3RD ST
SAN JOSE CA 95112

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☒ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP/CRHR Status Code 5D2 3S

Resource Name (Assigned by recorder) Peterson Rental

B1. Historic Name: Unknown

B2. Common Name: 918 South Third St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Relocated to this parcel about 1933. From appearance, the structure appears to have been originally constructed in the early 1890s.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: c1933

Original Location: Unknown

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: C(3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 3 of Block 53 of the Reed Addition to the City of San Jose was moved to this location about 1933 by owner George P. Peterson. The original site of the house is not known, although the building form and materials indicate an early 1890s build date. Peterson, whose occupation was in automobile sales, apparently used the house as a rental property. The house continued with this use with various occupants until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design, retaining a high level of integrity to its Queen Anne style. Although relocated about 1933, it would appear to qualify for the National Register under Criterion C, and the California Register under Criterion (3).

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1930-1950.
Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
San Jose School District Map, 1930s.

B13. Remarks: Contributor to Martha Gardens Conservation Area
Existing classifications: IS

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3 *Resource Name or # (Assigned by recorder) Peterson Rental

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Carved brackets support the cantilevered corners and meet at square pendants. The remaining fenestration consists primarily of one-over-one double-hung wood windows. A grid of square panels fills the porch pediment. The porch has heavy square posts with intermediate trim bands that support open segmental arches. The very low porch railing includes very simple balusters; a simple newel post provides support at the head of the asymmetrical stairs. The front door and transom are recessed into the front wall of the house; the sides of the recess are paneled. The front door has a multi-lite viewing window. The setting includes a modest front yard bordered by a low concrete retaining wall; a driveway passes to the south side of the house.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Vath Rental

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 140 East Virginia St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599343 mE/ 4131550 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

South side of East Virginia Street east of South Third Street. APN# 472-18-024

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This north-facing Italianate cottage has a slightly raised, one-story, main mass, with a moderately pitched truncated hipped roof over the narrow, rectangular footprint. A narrow room extends to the front; it is wrapped by an "L"-shaped porch. The porch roof continues the main eaves. As standard for the period, the eaves are moderate in depth and boxed, but with added metal gutters. Special detailing that distinguishes this house includes the series of paired, carved Italianate brackets that wrap the front eaves. The house is clad in channel-rustic siding, and the corners are trimmed with raised wooden quoins. Fenestration on the house generally consists of 1/1 double-hung windows that are trimmed by flat boards, some with architrave trim. At the front, a tripartite focal unit has a row of slender dentils between the narrow main lites and the upper transoms. The square porch posts are sided to match the walls; the low balustrade has turned a widely spaced grid pattern. The setting includes a shallow front yard; a driveway passes by the house to the east.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1870s - estimated
(relocated), 130+ years old.

*P7. Owner and Address:

WAYNE A. & CAROLYN M. GIANOTTI
5402 MCKEE RD
SAN JOSE CA 95127

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, C. Duval, & L. Dill

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential
Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Vath Rental

B1. Historic Name: Unknown

B2. Common Name: 140 East Virginia St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations)

Relocated to this site 1913. Original date of construction circa 1870s.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1913

Original Location: Unknown

*B8. Related Features:

Commercial facility located to the east.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 3 of Block 52A was moved onto this lot in 1913 from an unknown location by owner Charles J. Vath. At the time of the move, Vath was noted in the San Jose Municipal Record as doing \$1,200 worth of repairs to the building. The house was used as a rental property by Vath until at least the 1930s. Vath was the proprietor of the Ranier Beer Agency, located at Fourth and Virginia Streets. By the mid-1940s, Mrs. S. G. Ramirez was the owner/occupant.

The property lies adjacent to but is not a part of the Martha Gardens Conservation Area. Although possibly still used for residential purposes, it has been historically a part of the industrial property to the east, and shares vehicular access with that property today. The building itself is a locally distinguished example of vernacular Italianate residential design, most likely built sometime in the 1870s. It individually qualifies for listing on the San Jose Historic Resources Inventory as a Structure of Merit, and potentially qualifies for listing on the California Register of Historical Resources, based on Criterion (3), as a distinctive representation of circa 1870s vernacular Italianate residential architecture.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

F. Harriman, Block Book of the City of San Jose, 1909.
 Sanborn Fire Insurance Map Co., San Jose, 1901-1950.
 San Jose City Directories, 1913-1950.
 San Jose Municipal Record, 10/31/1913.
 San Jose School District Maps, c1930s.
 Thomas Block Book, Fourth Ward, 1924.
 U.S. Population Census, San Jose, 1910-1930.

B13. Remarks: Not within the Martha Gardens Conservation Area.
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Apartments - 91 E. Virginia St.

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 91 East Virginia St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599242 mE/ 4131519 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northwest corner of East Virginia and South Third Streets.

APN# 472-17-076

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This two-story Modern stucco apartment building has a hipped roof with deep, cantilevered eaves and a gabled roof over the rear portion of the complex. The hipped roof extends, at a lower pitch, over the partial-width south-side balcony; the balcony and its roof are supported by posts along their lengths. The handrail for the stairs and balcony are simple steel balusters; the stairs are concrete. Fenestration is composed of aluminum sliding windows. There is virtually no ornamentation aside from an applied brick veneer wainscoting at the rear of the building. The setting includes a narrow foundation planting strip at the front of the building. A driveway is located on Third Street which provides access to the three-bay garage.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing west, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1955, building permit, 51 years old.

*P7. Owner and Address:

JOSEPH C. CANSONIERI
5001 PAGE MILL DR
SAN JOSE CA 95111

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) Apartments - 91 E. Virginia St.

B1. Historic Name: None

B2. Common Name: 91 East Virginia St.

B3. Original Use: Multifamily residential

B4. Present Use: Multifamily residential

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1955 (BP #021549).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Appears to be an original three car garage at alley.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: n/a

Property Type: Residential

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This parcel contains a 5-unit apartment building constructed in 1955. The property does not meet the minimum threshold for listing on the San Jose Historic Resources Inventory, and although residential in use, does not contribute to the historic character of the Martha Gardens Conservation Area during the primary period in which it developed, from 1873-1940.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose Building Permits

(Sketch Map with north arrow required.)

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Peck House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 123 Martha St.

City San Jose

Zip 95112

d. UTM:(give more than one for large and/or linear resources)

Zone 10S ; 599433

mE/ 4131403

mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

North side of Martha Street east of South Third Street.

APN# 472-18-015

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This small simplified Neoclassical cottage is one story in height and has a rectangular footprint. The building is topped by a low-slope hipped roof covered with composition shingles. The walls are covered with horizontal lap wood siding. A small, projecting, shed-roofed front porch is located at the center of the facade. The porch is supported by round posts and the posts rest on a wood balustrade with square balusters. The porch is accessed by concrete steps and a short retaining wall is located at the base of the house. The original multi-pane door is located on the porch. Fenestration consists of single-hung windows with multi-pane transoms. All windows have wood frames and sash.

The setting is single family residential to the west and industrial buildings to the east of the residence. The front yard is lightly landscaped. A driveway with a partial metal fence enclosure is located to the west of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing north, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed c1922, city directories, 84 years old.

*P7. Owner and Address:

ANNIE OSBORN
123 MARTHA ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None

☐ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List):

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☐ Photograph Record

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Peck House

B1. Historic Name: O. F. and Grace Peck House

B2. Common Name: 123 Martha St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Neoclassical

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1922.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Shed at rear.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The small house located at 123 Martha Street, on a portion of Block 52B of the Reed Addition to the City of San Jose was constructed about 1922. The first identified owners were O. F. and Grace Peck who lived in the house until about 1925. The house was subsequently used as a rental. By the early 1930s, G. Sunseri owned the property and it continued to be used as a rental property. By the late 1940s, the house was owned and occupied by John Guerra.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1920-1950.
 Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 San Jose School District Maps, c1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): J. C. Robinson House

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R .1 E. ; Mount Diablo B.M.

c. Address: 124 Martha St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599437 mE/ 4131367 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

South side of Martha Street east of South Third Street.

APN# 472-15-012

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This simple one-story stucco residence has a side gabled roof with overhanging eaves and a small front offset porch tucked under the front plane of the roof. The roof has been covered with composition shingles, and has a narrow fascia boards at the lower and rake eaves. The front porch roof is supported by simple wood posts and braces which sit on a concrete pad recently clad with slate. Fenestration is composed of new vinyl windows with false lites. A new front door is located within the porch.

The small front yard is framed with a recently constructed stake fence and a driveway exists along the west side of the house that leads to a shed.

The house appears contemporary, although it fits the footprint of the 1929-1930 house that was constructed on this site. If the original house was remodeled, the renovation included removal of the original windows and wood detailing, and installation of a new stucco building envelope.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing east, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1929-1930, building permit, 77 years old.

*P7. Owner and Address:

Manual H. Rueda
124 MARTHA ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- | | | | | |
|---------------------------------------|--|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List): |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

DPR 523A (1/95)

* Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 6Z

Resource Name (Assigned by recorder) J. C. Robinson House

B1. Historic Name: J. C. Robinson House

B2. Common Name: 124 Martha St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman (altered)

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1929-1930 (BP #875), altered in the recent past.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

Shed at rear.

B9a. Architect: Unknown

b. Builder: C. B. Stololer

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The small house located at 124 Martha St., on a portion of Lot 2 of Block 53 of the Reed Addition to the City of San Jose, was constructed 1929-1930 for J. C. Robinson. In 1930, J.C. Robinson, born in Canada to parents from Ireland, lived in the residence with his wife, Margaret. They only lived there for a short time and by 1935, Martin J and Consuela Brassill lived at the residence. Martin worked as a barber. By 1941, Joseph Medeiros, a laborer, lived in the residence with his wife, Marie. The 1950 Sanborn Fire Insurance Map indicates that the property may have been a second rear yard dwelling for the property at 910 3rd St. It was not determined at what time the original lot was subdivided into two parcels, giving this house its own lot.

This residential property is located within the Martha Gardens Conservation Area, but does not contribute to the historic character of the neighborhood, as the building appears to have been irreversibly modified in the recent past.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

San Jose City Directories, 1929-1941.
 Sanborn Fire Insurance Map Co., San Jose, 1915-1950.
 U.S. Population Census, San Jose, 1930.

B13. Remarks: Non-contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or # (Assigned by recorder): Jerkins Rental

P1. Other identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photo Revised T .7 S. ; R.1 E. ; Mount Diablo B.M.

c. Address: 85 Martha St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599253 mE/ 4131299 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

North side of Martha Street between South Second and Third Streets. APN# 472-17-088

*P3a. Description: (Describe resource and its major elements, include design, material, condition, alterations, size, setting, and boundaries)

This simple, one-story Craftsman-style bungalow is rectangular in shape and has a front-gabled roof. It features a shed-roof scalloped awning over the front door. In the center of the gabled roof is a wide, wood attic vent. Triangular knee braces support the rake eaves that have wide fascia boards. The wood-frame structure is clad in tri-bevel wood siding. The front door was not visible due to the addition of a metal security screen to the front door opening. Fenestration on the building is composed of new vinyl windows which replaced the original windows. The original trim appears to be extant although the window openings and configuration have all been changed. An added brick veneer surrounds the base of the house. Two small concrete planter boxes flank the brick stairs that lead to the front door. A brick chimney is located on the east elevation. There is very sparse landscaping and the house is situated adjacent to an alley.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
View facing northwest, 3/06

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1924, building permit, 82 years old.

*P7. Owner and Address:

ADOLFO VEGA
85 MARTHA ST
SAN JOSE CA 95112

*P8. Recorded By: (Name, affiliation, and address)

F. Maggi, C. Duval, & J. Kusz

Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

☐ None ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other (List):
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP/CRHR Status Code 5D2

Resource Name (Assigned by recorder) Jerkins Rental

B1. Historic Name: Jensen Rental

B2. Common Name: 85 Martha St.

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1924 (San Jose Building Permit #574, 5/15/1924).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a

Original Location: n/a

*B8. Related Features:

None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter

Area: Martha Gardens Planned Community

Period of Significance: 1873-1940

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The house located on Lot 16 of Block 58 of the Reed Addition to the City of San Jose was constructed in 1924 by owner A. P. Jensen who used it as a rental property. The four-room house cost \$2,400. By the early 1930s, the property was owned by Kay W. and Anna S. Nielson. Kay Nielson was a carpenter. The Nielsons continued to use the house as rental property, a use that continued until at least 1950.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed.

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

Sanborn Fire Insurance Map Co., San Jose, 1921-1950.
 San Jose City Directories, 1923-1950.
 San Jose Building Permits.
 San Jose School District Maps, c1930s.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1930.

B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

